

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1187-98  
SIPPEL DRAIN 1997

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF WILMOT

Part of Lots 29, 30 and 31, Concession 3, Block A

Part of Lots 29, 30, 31 and 32, Concession 4, Block A

Portion of Oxford-Waterloo Road

Portion of Wilmot Road 9

Portion of Wilmot Road 10

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 4, 5, 6 and 7, Concession 14 (former Blandford)

Part of Lots 6 and 7, Concession 13 (former Blandford)

Portion of the Boundary Road (Oxford-Waterloo Road)

Part of the Road Allowance between Concessions 13 and 14 (Township Road 14)

Part of the Road Allowance between Lots 6 and 7 (Blandford Road)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$52,830.00.

**AND WHEREAS** \$29,383.00 is the amount to be contributed by the Township of Blandford-Blenheim for construction of the Drainage Works.

**AND WHEREAS** \$23,447.00 is being assessed in the Township of Wilmot in the Region of Waterloo, in accordance with the Schedule of Assessments for Construction within the drainage report as listed below.

TOWNSHIP OF WILMOT

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
4	Lot 30 (Howard, Gladys, Paul & Steven Cressman)	\$ 2,119.00
4	Pts. 31, 32 (Manfred Hilgers)	1,250.00
4	Pt. 31 (Daniel & Anita Troyer)	1,730.00
4	Pt. 31 (Douglas & Miriam Miller)	78.00
4	Pt. 29 (Elizabeth Hambelton)	101.00
4	Pt. 29 (Howard, Gladys, Paul & Steven Cressman)	642.00

TOWNSHIP OF WILMOT

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
3	S.1/2 29 (Theobold & Sabine Strauss)	210.00
3	Pt.S.1/2 30 (Vera Mead)	183.00
3	Pt.S.1/2 30 (Glen & Evelyn Diamond)	8,296.00
3	S. 1/2 31 (Harold Diamond)	706.00
3	Pt. N.1/2 30 (Bruyn Farms Ltd.)	<u>6,717.00</u>
SUB-TOTAL		\$22,032.00
1/2 Oxford-Waterloo Road		706.00
Wilmot Road 9		320.00
Wilmot Road 10		<u>389.00</u>
Roads of Municipality:		<u>\$ 1,415.00</u>
<b>TOTAL ASSESSMENT TOWNSHIP OF WILMOT:</b>		<b><u>\$23,447.00</u></b>

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated September 30<sup>th</sup>, 1997 and attached hereto, as well as Addendum No. 1 dated December 22<sup>nd</sup>, 1997, are hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. (1) The Corporation may borrow on the credit of the Corporation the amount of **\$52,830.00**, being the necessary amount for construction of the Drainage Works.  
  
(2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,  
(a) grants received under Section 85 of the Act;  
  
(b) moneys assessed in and payable by another municipality;  
  
(c) commuted payments made in respect of lands and roads assessed within the municipality;  
  
(d) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

By-law Number **1187-98**

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

**TOWNSHIP OF BLANDFORD-BLENHEIM**

**SCHEDULE "A"**

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	S.1/2 L.6 (Calhaven Farms Ltd.)	\$ 1,327.00
13	N.1/2 L.6 (My-Pa Farms Inc.)	1,123.00
13	N.1/2 L.7 (Manfred Hilgers)	47.00
14	S.1/2 L.5 (Harold & Janet Armstrong)	82.00
14	S.1/2 L.6 (Gary & Helen Black)	7,404.00
14	SE ¼ L.7 (Ivan Christiaens)	1,388.00
14	NE ¼ L.4 (Timothy & Anne Facey)	55.00
14	NE ¼ L.4 (John & Flora McCartney)	239.00
14	N.1/2 L.5 (Donald, Terry & Rickey Vollmershausen)	1,618.00
14	Pt.N.1/2 L.6 (Paul & Opal Kwasnick)	6,148.00
14	Pt.N.1/2 L.6 (Opal Kwasnick)	24.00
14	N. ½ L. 7 (Richard Gerber)	<u>1,356.00</u>
	SUB-TOTAL	\$20,811.00
	½ Oxford-Waterloo Road	706.00
	Township Road 14	2,059.00
	Blandford Road	<u>5,807.00</u>
	Roads of Municipality	<u>8,572.00</u>
	<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>	<b><u>\$29,383.00</u></b>

4. For paying the sum of \$8,572.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.

By-law Number 1187-98 Cont'd.

5. This by-law comes into force on the passing thereof and may be cited as "SIPPEL DRAIN 1997 BY-LAW".

First Reading: January 7th, 1998.

Second Reading: January 7th, 1998.

Provisionally adopted this 7th day of January, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: February 18th, 1998.

Enacted the 18th day of February, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator



KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

January 9, 1998.

**TO ALL LANDOWNERS IN THE  
"SIPPEL DRAIN 1997" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **4th** day of **February, 1998**, at **11:00 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JANUARY 23rd, 1998.**

  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

Municipality of Township of Blandford-BlenheimBY-LAW No. 1188-98

WHEREAS the Council of the Corporation deems it necessary to borrow the sum of \_\_\_\_\_

One Million----- <sup>xx</sup> dollars  
100

to meet, until the taxes are collected, the current expenditures of the Corporation for the year;

AND WHEREAS the total of amounts previously borrowed under Section 187 of the Municipal Act that

have not been repaid are NIL

\_\_\_\_\_ dollars.

AND WHEREAS the amount of the estimated revenues of the Corporation as set out in the estimates adopted for the current year and not yet collected (or, if the same have not yet been adopted, the amount of the estimated revenues of the Corporation as set forth in the estimates adopted for the next preceding year) \_\_\_\_\_

Seven Million, Four Hundred and Eighty-Seven Thousand,  
is Nine Hundred and Fifty-two----- <sup>xx</sup> dollars;  
100

AND WHEREAS the amount to be borrowed under this by law and the amounts of borrowings that have not been repaid does not in the aggregate exceed 70% of the uncollected balance of the estimated revenues of the Corporation as set out above.

BE IT THEREFORE ENACTED by the said Council as follows:

(1) The Head and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, by way of promissory note, from Bank of Montreal, a sum or sums not exceeding in

the aggregate One Million----- <sup>xx</sup> dollars  
100  
to meet, until the taxes are collected, the current expenditures of the Corporation for the year, including the amounts required for the purposes mentioned in subsection (1) of the said Section 187, and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the moneys so borrowed with interest at a rate not exceeding \_\_\_\_\_ per centum per annum, which may be paid in advance or otherwise.

(2) All sums borrowed from the said Bank, for any or all of the purposes mentioned in the said Section 187 shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.

(3) The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this By-law, as well as all the other sums borrowed in this year and any previous years, from the said Bank for any or all of the purposes mentioned in the said Section 187, together with interest thereon, all of the moneys hereafter collected or received on account or realized in respect of the taxes levied for the current year and preceding years and all of the moneys collected or received from any other source, which may lawfully be applied for such purpose.

Passed this 7th day of January, 1998.

*[Signature]*  
Acting (The Head of the Corporation)  
*[Signature]*  
Keith Reihling  
Clerk.



I hereby certify that the foregoing is a true copy of By-law No. 1188-98 of The Corporation  
Blandford-  
of the Township of Blenheim in the Province of Ontario,  
duly passed at a meeting of the Council of the said Corporation duly held, and that the said By-law is in full force  
and effect.

Dated this 8th day of January, 1998.

As witness the Seal of  
the Corporation.

\_\_\_\_\_  
Clerk.



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1190-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim,, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to A2-39 the zone symbol of the lands so designated A2-39 on Schedule "A" attached hereto.
2. That Section 8.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"8.3.39      LOCATION:    PART LOT 18, CONCESSION 1 (BLENHEIM), A2-39

8.3.39.1      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-39 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 8.1 to this By-Law except a "commercial farm".

8.3.39.2      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-39 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

8.3.39.2.1    LOT AREA:

Minimum	1.5 hectares
---------	--------------

8.3.39.2.2    NUMBER OF ANIMAL UNITS:

Maximum	5
---------	---

2. -cont'd

8.3.39 LOCATION: PART LOT 18, CONCESSION 1 (BLENHEIM), A2-39  
-cont'd

8.3.39.2 -cont'd

8.3.39.2.3 SPECIAL PROVISIONS FOR FARMS:

No stable, barn, shelter, pen, cage, kennel, or other building or structure used to house animals or domestic fowl, and no feed lot area or manure storage area shall be located within:

68 metres of any Residential Zone; or  
46 metres from any street line.

8.3.39.2.4 That all the provisions of the A2 Zone in Section 8.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 7th day of January 1998.

READ a third time and finally passed this 7th day of January 1998.

(SEAL)



Mayor Donald S. Woolcott

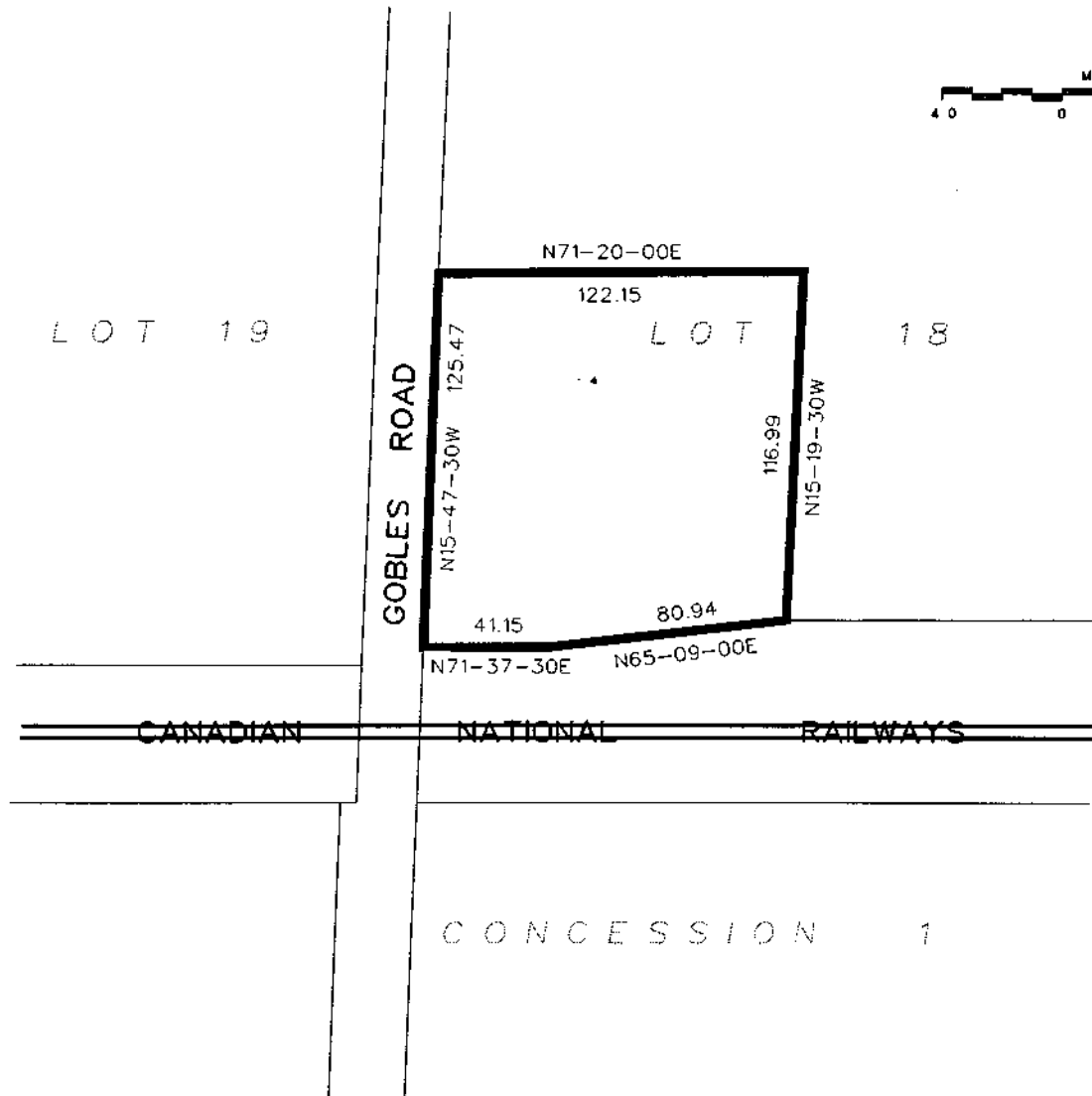
  
Clerk Keith Reibling

# SCHEDULE "A"

TO BY-LAW No. 1190-98

PART OF LOT 18, CONCESSION 1 (BLENHEIM)  
PART 1, PLAN 41R-4713

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1190-98, PASSED

THE 7th DAY OF January, 1998



AREA OF ZONE CHANGE TO A2-39

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR  
*Keith Reibling*  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1190-98

EXPLANATORY NOTE

The purpose of By-Law Number 1190-98 is to rezone property located on the east side of Gobles Road, north of the Canadian National Railway, north of Oxford Road 32 (formerly Highway No. 2), being Part Lot 18, Concession 1 (Blenheim), shown as Part 1 on Reference Plan 41R-4713, in the Township of Blandford-Blenheim from 'Residential Existing Lot (RE)' to 'Special General Agricultural (A2-39)' to permit the keeping of horses on the lot. The by-law amendment contains special provisions to recognize the undersized agricultural lot, allow all of the A2 uses with the exception of a commercial farm, reduce the minimum distance from the barn to any Residential Zone and to the street line, and limit the number of animal units to 5. The subject property covers an area of 1.59 hectares (3.95 acres). The subject property is currently owned by Robert Gerber.

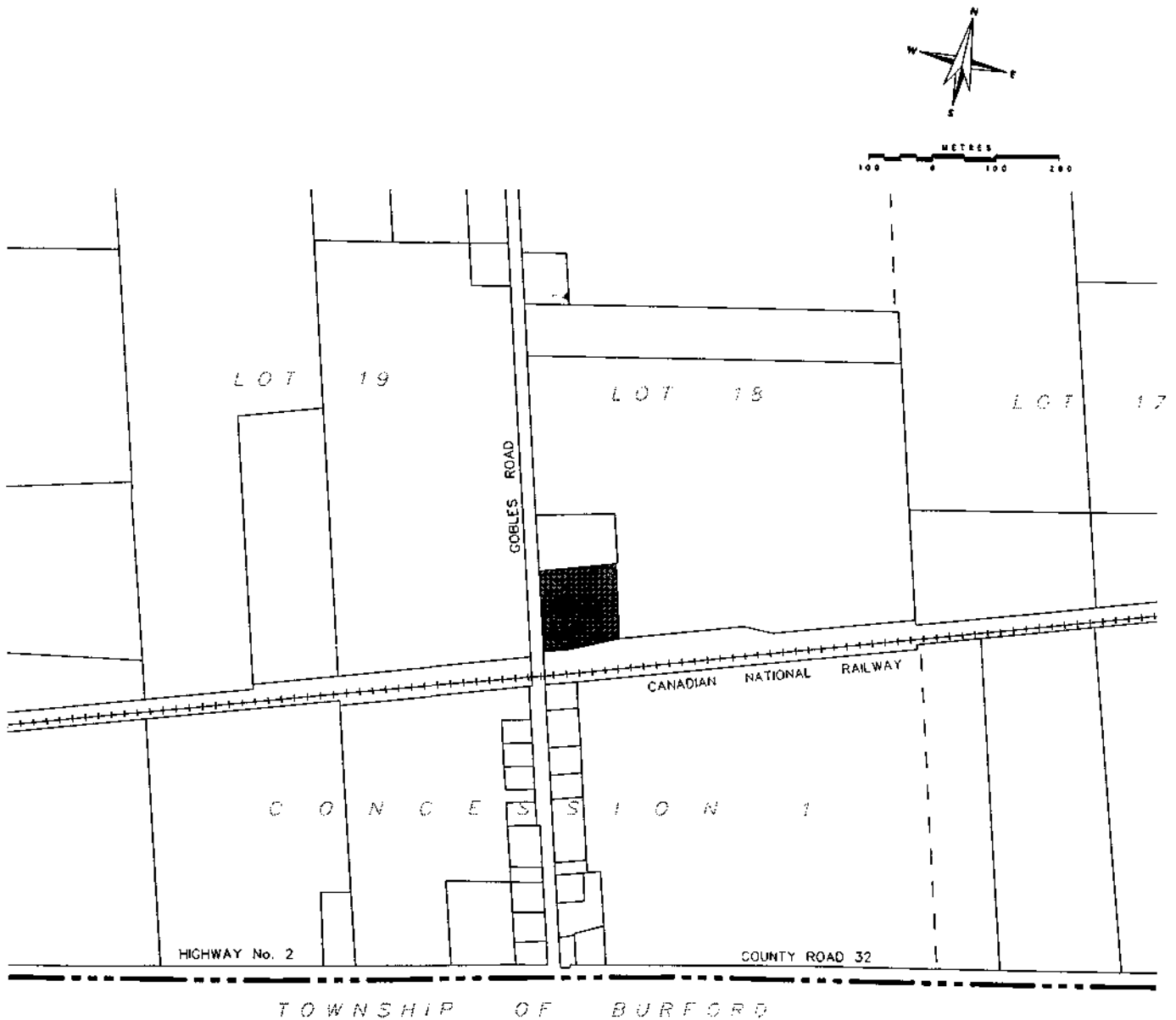
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1190-98. The public hearing was held on January 7, 1998.

Any person wishing further information relative to Zoning By-Law Number 1190-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW 1190-98 APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **1191-98**

Being a By-law to Restrict the Weight of Vehicles passing over One (1) Boundary road bridge structure in the Township.

**WHEREAS**, the Highway Traffic Act, R.S.O. 1990, Chapter H.8, Section 123, Subsection (2), and amendments thereto, provides that:

"The Municipal Corporation or other authority having jurisdiction over a bridge may by by-law approved by the Ministry (no longer required) limit the gross vehicle weight of any vehicle or any class thereof passing over such a bridge and the requirements of subsection (1) with respect to the posting up of notice apply thereto, "

**AND WHEREAS** the Township of Wilmot had K. Smart Associates Limited, Consulting Engineers and Planners from Kitchener, Ontario, conduct an engineering inspection and the subsequent report dated July 10, 1997 recommended a single posting of 15 Tonnes. The said Township of Wilmot enacted their By-law Number 97-50 on the 20<sup>th</sup> day of July, 1997 denoting a single vehicle posting on the boundary bridge structure.

**NOW THEREFORE** the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Wilmot-Blenheim Townline (Oxford-Waterloo Road), at Lots 18 and 19, Concession 14 (former Blenheim); Structure No. 3; M.T.O. Site No. 23-49; where the gross vehicle or combination of vehicles or any class thereof exceeds Fifteen (15) TONNES.
2. By-law Number 1045-95, enacted the 5<sup>th</sup> day of April, 1995, is hereby repealed.
3. Any person violating the provisions of this By-law shall be subject to the penalties provided in Section 125, as amended, of The Highway Traffic Act.
4. This By-law shall become effective immediately upon enactment and a notice of limit of weight permitted, legibly printed, has been posted in a conspicuous place at each end of the bridge.

By-law **READ** a **FIRST** and **SECOND** time this 21<sup>st</sup> day of January, 1998.

By-law **READ** a **THIRD** time and **PASSED** in Open Council this 21st day of January, 1998.

(SEAL)



Donald S. Woolcott, Mayor



Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1192-98

Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Duncan Drain 1997.

**WHEREAS** By-law Number 1146-97 enacted the 2<sup>nd</sup> day of July, 1997, provided for the construction of the Duncan Drain 1997, based on the estimates contained in a drainage report dated March 31<sup>st</sup>, 1997, as submitted by John Kuntze, P.Eng., from the firm of K. Smart Associates Limited.

The Drainage Works were completed as per the Engineer's Report, and the actual costs incurred to construct the Drainage Works was \$18,199.50. The Estimated Costs for constructing the drain was \$16,500.00. The Actual Cost to construct the Drainage Works was over the Estimated Costs by a sum of \$1,699.50, or 110.3% of the Engineer's Estimate.

The Drainage Act, R.S.O. 1990, Section 62 and amendments thereto, empowers Council to amend assessment schedules to provide proper contributions towards the drainage works based on actual costs on a pro-rata basis according to the assessments in the original estimate.

**THEREFORE**, Be it Enacted by the Municipal Council of The Corporation of the Township of Blandford-Blenheim:

1. The Assessments listed in the Actual Cost column shall be levied and assessed against the appropriate lands and roads.

TOWNSHIP OF BLANDFORD-BLENHEIM

CONCESSION	PARCEL OF LAND OR PART THEREOF	ESTIMATED TOTAL AMOUNT ASSESSED	ACTUAL COSTS
6	Pt. NE ¼ L. 17 (Paul & Heather Tackaberry)	\$ 113.00	\$ 124.64
6	Pt. NE ¼ L. 17 (James & Betty Brooks)	432.00	476.50
6	Pt. NW ¼ L. 17 (Terry & Christine Becker)	1,103.00	1,216.61
6	Pt. N ½ L. 18 (James & Betty Brooks)	137.00	151.11
7	Pt. S ½ L. 16 (JMD Vandepoele Farms Ltd.)	858.00	946.37
7	Pt. S ½ L. 17 (David & Elizabeth Abel)	103.00	113.61
7	Pt. S ½ L. 17 (Richard & Nancy Farrar)	91.00	100.37
7	Pt. S. ½ L. 17 (Elizabeth Abel)	1,700.00	1,875.10
7	Pt. S. ½ L. 17 (Ju-Al Farms Ltd.)	2,093.00	2,308.58
7	Pt. S. ½ L. 18 (Ju-Al Farms Ltd.)	102.00	112.51
7	Pt. S. ½ L. 18 (Ministry of Natural Resources)	37.00	40.81
7	Pt. N. ½ L. 17 (Peter & Paul Buehlow)	2,689.00	2,965.97
7	Pt. N. ½ L. 18 (Henricus & Corrie Wynn)	1,760.00	1,941.28
7	NW ¼ L. 18 (James & Patricia Jackson)	661.00	729.08

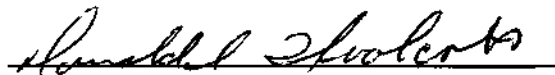
By-law Number **1192-98** Cont'd.

CONCESSION	PARCEL OF LAND OR PART THEREOF	ESTIMATED TOTAL AMOUNT ASSESSED	ACTUAL COSTS
	Roads of County (Oxford Road 29)	851.00	938.65
	Highway 401 (MTO)	<u>3,713.00</u>	<u>4,095.44</u>
	SUB-TOTAL	\$16,443.00	\$18,136.63
	Lands of Municipality (Drumbo Cemetery)	<u>57.00</u>	<u>62.87</u>
	<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>	<b><u>\$16,500.00</u></b>	<b><u>\$18,199.50</u></b>

2. The appropriate grants and allowances shall be deducted from the actual costs before sending the NET ASSESSMENT to the individual property owners.

By-law **READ** a **FIRST** and **SECOND** time this 21<sup>st</sup> day of January, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 21<sup>st</sup>  
day of January, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

RATING BY-LAW

Tile Drainage Act, R.S.O. 1980, c. 500, R.R.O. 1980, Reg. 932, Form 11

THE CORPORATION OF THE

Township of Blandford-Blenheim

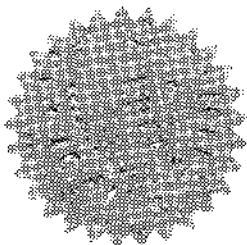
BY-LAW NUMBER.....1194-98.....

By-law imposing special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*.

Whereas owners of land in the municipality have applied to the council under the *Tile Drainage Act*, for loans for the purpose of constructing subsurface drainage works on such land; and whereas the council has upon their application lent the owners the total sum of \$ 14,200.00 to be repaid with interest by means of rates hereinafter imposed:

Be it therefore enacted, by the council, that annual rates as set out in the Schedule attached hereto are hereby imposed upon such land as described for a period of ten years, such rates to be levied and collected in the same manner as taxes.

First Reading ..... 3rd ..... day of ..... February ..... 19...98...  
Second Reading ..... 3rd ..... day of ..... February ..... 19...98...  
Third Reading — Passed this ..... 3rd ..... day of ..... February ..... 19...98...



.....Donald L. Shulcutt.....  
Head of Council  
.....Keith Riebling.....  
Clerk

THE CORPORATION OF THE ...Township...of...Blandford-Blenheim

BY-LAW NO. ....1194-98.....

## Schedule

[illegible]

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1187-98

SIPPEL DRAIN 1997

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF WILMOT

Part of Lots 29, 30 and 31, Concession 3, Block A

Part of Lots 29, 30, 31 and 32, Concession 4, Block A

Portion of Oxford-Waterloo Road

Portion of Wilmot Road 9

Portion of Wilmot Road 10

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 4, 5, 6 and 7, Concession 14 (former Blandford)

Part of Lots 6 and 7, Concession 13 (former Blandford)

Portion of the Boundary Road (Oxford-Waterloo Road)

Part of the Road Allowance between Concessions 13 and 14 (Township Road 14)

Part of the Road Allowance between Lots 6 and 7 (Blandford Road)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$52,830.00.

**AND WHEREAS** \$29,383.00 is the amount to be contributed by the Township of Blandford-Blenheim for construction of the Drainage Works.

**AND WHEREAS** \$23,447.00 is being assessed in the Township of Wilmot in the Region of Waterloo, in accordance with the Schedule of Assessments for Construction within the drainage report as listed below.

TOWNSHIP OF WILMOT

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
4	Lot 30 (Howard, Gladys, Paul & Steven Cressman)	\$ 2,119.00
4	Pts. 31, 32 (Manfred Hilgers)	1,250.00
4	Pt. 31 (Daniel & Anita Troyer)	1,730.00
4	Pt. 31 (Douglas & Miriam Miller)	78.00
4	Pt. 29 (Elizabeth Hambelton)	101.00
4	Pt. 29 (Howard, Gladys, Paul & Steven Cressman)	642.00

TOWNSHIP OF WILMOT

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
3	S.1/2 29 (Theobold & Sabine Strauss)	210.00
3	Pt.S.1/2 30 (Vera Mead)	183.00
3	Pt.S.1/2 30 (Glen & Evelyn Diamond)	8,296.00
3	S. 1/2 31 (Harold Diamond)	706.00
3	Pt. N.1/2 30 (Bruyn Farms Ltd.)	<u>6,717.00</u>
SUB-TOTAL		\$22,032.00
1/2 Oxford-Waterloo Road		706.00
Wilmot Road 9		320.00
Wilmot Road 10		<u>389.00</u>
Roads of Municipality:		<u>\$ 1,415.00</u>
<b>TOTAL ASSESSMENT TOWNSHIP OF WILMOT:</b>		<b><u>\$23,447.00</u></b>

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated September 30<sup>th</sup>, 1997 and attached hereto, as well as Addendum No. 1 dated December 22<sup>nd</sup>, 1997, are hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. (1) The Corporation may borrow on the credit of the Corporation the amount of **\$52,830.00**, being the necessary amount for construction of the Drainage Works.  
  
(2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,  
(a) grants received under Section 85 of the Act;  
  
(b) moneys assessed in and payable by another municipality;  
  
(c) commuted payments made in respect of lands and roads assessed within the municipality;  
  
(d) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

By-law Number **1187-98**

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

**TOWNSHIP OF BLANDFORD-BLENHEIM**

**SCHEDULE "A"**

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	S.1/2 L.6 (Calhaven Farms Ltd.)	\$ 1,327.00
13	N.1/2 L.6 (My-Pa Farms Inc.)	1,123.00
13	N.1/2 L.7 (Manfred Hilgers)	47.00
14	S.1/2 L.5 (Harold & Janet Armstrong)	82.00
14	S.1/2 L.6 (Gary & Helen Black)	7,404.00
14	SE ¼ L.7 (Ivan Christiaens)	1,388.00
14	NE ¼ L.4 (Timothy & Anne Facey)	55.00
14	NE ¼ L.4 (John & Flora McCartney)	239.00
14	N.1/2 L.5 (Donald, Terry & Rickey Vollmershausen)	1,618.00
14	Pt.N.1/2 L.6 (Paul & Opal Kwasnick)	6,148.00
14	Pt.N.1/2 L.6 (Opal Kwasnick)	24.00
14	N. ½ L. 7 (Richard Gerber)	<u>1,356.00</u>
	SUB-TOTAL	\$20,811.00
	½ Oxford-Waterloo Road	706.00
	Township Road 14	2,059.00
	Blandford Road	<u>5,807.00</u>
	Roads of Municipality	<u>8,572.00</u>
	<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>	<b><u>\$29,383.00</u></b>

4. For paying the sum of \$8,572.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.



By-law Number 1187-98 Cont'd.

5. This by-law comes into force on the passing thereof and may be cited as "SIPPEL DRAIN 1997 BY-LAW".

First Reading: January 7th, 1998.

Second Reading: January 7th, 1998.

Provisionally adopted this 7th day of January, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: February 18th, 1998.

Enacted the 18th day of February, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

January 9, 1998.

**TO ALL LANDOWNERS IN THE  
"SIPPEL DRAIN 1997" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **4th** day of **February, 1998**, at **11:00 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JANUARY 23rd, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **1195-98**

Being a By-law to repeal Rezoning By-law Number 1177-97, concerning Part of Lot 2, Concession 6 (former Blandford).

**WHEREAS** the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-law Number 466-82, as amended.

**AND WHEREAS** the previous term of Council enacted By-law Number 1177-97 on the 5<sup>th</sup> day of November, 1997, being a By-law to rezone a 1.7 hectare parcel of land located in Part of Lot 2, Concession 6 (former Blandford), from Residential Existing (RE) to Special General Agricultural (A2-38).

**AND WHEREAS** an appeal was received against the rezoning by-law and the current term of Council after reviewing the Planning Report and appeal was not prepared to defend the By-law before the Ontario Municipal Board.

**NOW THEREFORE** the Municipal Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Rezoning By-law Number 1177-97, enacted the 5<sup>th</sup> day of November, 1997, is hereby repealed.
2. This By-law comes into force and effect on the day of enactment.

By-law **READ** a **FIRST** and **SECOND** time this 18<sup>th</sup> day of February, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 18<sup>th</sup> day of February, 1998.



Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk/Administrator.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1196-98

Being a By-law to establish an Interim Tax Levy for the year 1998.

**WHEREAS**, Section 370(8) and (9) of the Municipal Act, Chapter M 45, R.S.O. 1990, as amended by Bills 106,149 and 164 provides that the Council of a local municipality may, in 1998 before the adoption of the estimate for the year, pass a by-law to levy on the whole of the assessment for real property according to the last revised assessment roll, a sum not to exceed that which would be produced by applying the prescribed percentage (or 50 percent if no percentage is otherwise prescribed) of the total 1997 mill rate to residential and farm assessment and;

**WHEREAS**, Section 370(8) and (9) of the Municipal Act, Chapter M 45, R.S.O. 1990, as amended by Bills 106,149 and 164 provides that the Council of a local municipality may, in 1998 before the adoption of the estimate for the year, pass a by-law to levy on the whole of the assessment for real property according to the last revised assessment roll, a sum not to exceed that which would be produced by applying the prescribed percentage (or 50 percent if no percentage is otherwise prescribed) of the notional mill rates that the municipality is required to calculate to commercial and industrial assessment.

**WHEREAS**, Section 370(8) and (9) of the Municipal Act, Chapter M 45, R.S.O. 1990, as amended by Bills 106,149 and 164 and Regulation 523/97 provides that the Council of a local municipality may, in 1998 before the adoption of the estimate for the year, pass a by-law to levy on the whole assessment for real property according to the last revised assessment roll, a sum not to exceed that which would be produced by applying the prescribed percentage of the 1997 mill rate to properties coded as either "FL", "MF" and "CL".

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:


1. An Interim Levy of 135.000 mills is hereby imposed and levied on the whole of the assessment for real property in the residential and farm classes according to the last revised assessment roll.
2. An Interim Levy of 158.000 mills is hereby imposed and levied on the whole of the assessment for real property in the commercial and industrial classes according to the last revised assessment roll.
3. An Interim Levy of 86.562 mills is hereby imposed and levied on the whole of the assessment for real property in the "FL" code, according to the last revised assessment roll.
4. An Interim Levy of 43.281 mills is hereby imposed and levied on the whole of the assessment for real property in the "MF" code, according to the last revised assessment roll.
5. Local improvement charges commencing in 1998 for municipal drainage debenture loans, tile drainage debenture loans, and the Bright Water System according to the County of Oxford By-law No. 3575-96 and amendments thereto, shall have 1/3 of the total due for the year placed on the interim tax bill. All other Local improvement charges that were placed on the interim bill in previous years shall continue to be charged. All drain maintenance charges billed and unpaid shall be collected on the interim bill.

By-Law Number 1196-98 cont'd


6. That the Interim levy shall be due in whole (one payment) on or before March 23, 1998.
7. By-Law Number 1133-97, enacted the 5<sup>th</sup> day of February, 1997 is hereby repealed.

By-law **READ** a **FIRST** and **SECOND** time this 18<sup>th</sup> day of February, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 18<sup>th</sup> day of February, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1197-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to R1 the zone symbol of the lands so designated R1 on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

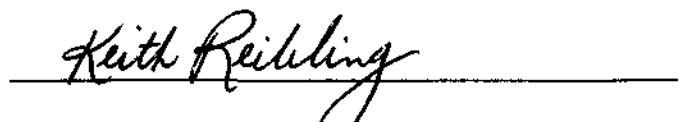
READ a first and second time this **4th** day of **March** 1998.

READ a third time and finally passed this **4th** day of **March** 1998.



Donald S. Woolcott Mayor

(SEAL)



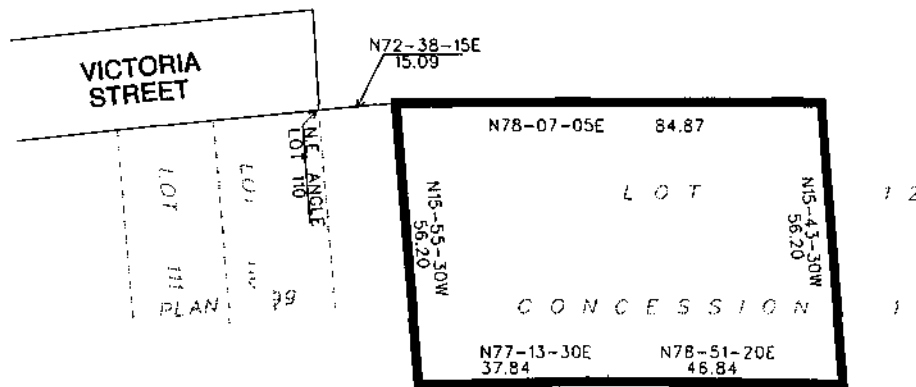
Keith Reibling Clerk

# SCHEDULE "A"

TO BY-LAW No. 1197-98

PART LOT 12, CONCESSION 1 (BLENHEIM)  
PART OF PART 1, REF. PLAN 41R-6121

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1197-98, PASSED

THE 4th DAY OF March, 1998



AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR  
*Keith Reibling*  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1197-98

EXPLANATORY NOTE

The purpose of By-Law Number 1197-98 is to rezone property located east of Main Street (County Road 3) and north of County Road 2 (formerly Highway No. 2), at the easterly end of Victoria Street, in the Village of Princeton, being Part of Lot 12, Concession 1 (Blenheim), in the Township of Blandford-Blenheim from 'Institutional (I)' to 'Residential Type 1 (R1)' to permit the use of the lands as an addition to a residential lot. The parcel to be rezoned, which covers an area of 0.5 hectare (1.2 acres), is to be added to the property to the north, owned by Anne and Terry Riley. The zone change will implement a condition of consent for application #B-1/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by the Oxford County Board of Education.

The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1197-98. The public hearing was held on March 4, 1998.

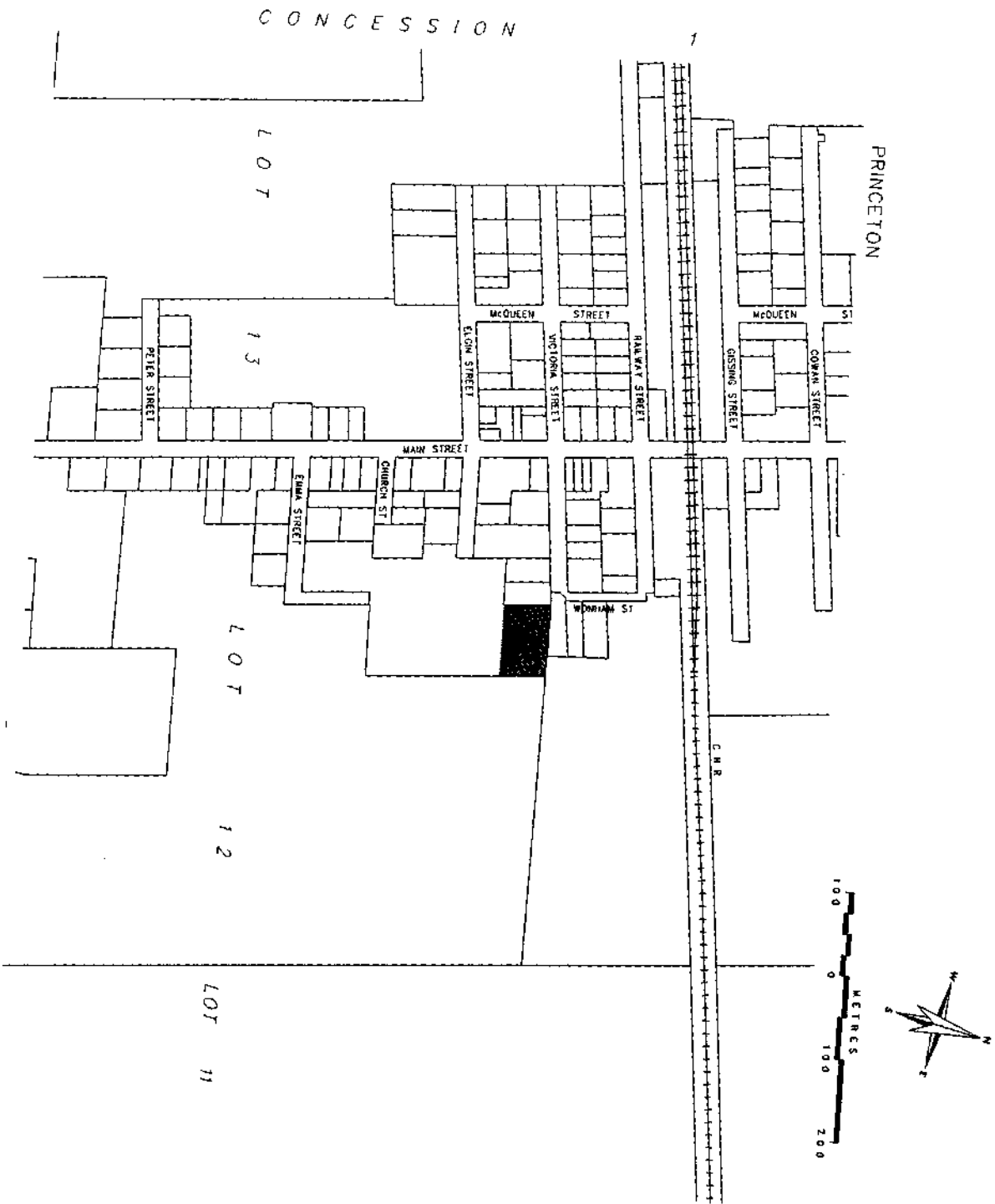
Any person wishing further information relative to Zoning By-Law Number 1197-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347



# KEY MAP



LANDS TO WHICH BYLAW 1197-98 APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

<p style="text-align: center; font-size: 1.2em;"><b>69598</b></p> <p><b>Number</b> ..... <b>CERTIFICATE OF RECEIPT</b> <b>RECEIVED</b> <b>1998 03 09</b></p> <p>at <u>1314</u> Land Registry Office No. 41 <i>M. Z. Brown</i> Land Registrar</p> <p><b>New Property Identifiers</b> Additional: See Schedule <input type="checkbox"/></p> <p><b>Executions</b> Additional: See Schedule <input type="checkbox"/></p>	<b>(1) Registry</b> <input type="checkbox"/> <b>Land Titles</b> <input checked="" type="checkbox"/>		<b>(2) Page 1 of 2 pages</b>		
	<b>(3) Property Identifier(s)</b> Block 00285 Property 0417 0422 0423		Additional: See Schedule <input type="checkbox"/>		
	<b>(4) Nature of Document</b> By-law				
	<b>(5) Consideration</b>  Nil Dollars \$				
	<b>(6) Description</b> In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of <del>Part of Lot 17, in the 13th Concession, designated as Block 88, Reserve Block 93 and Reserve Block 94 on Plan 41M-141.</del>				
<b>(7) This Document Contains:</b>		<b>(a) Redescription New Easement Plan/Sketch</b> <input type="checkbox"/>		<b>(b) Schedule for:</b> Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	

**(8) This Document provides as follows:**

See Township of Blandford-Blenheim By-law Number 1198-98 attached.

Continued on Schedule ☐

**(9) This Document relates to Instrument number(s)**  
Deed Number LT 53657

**(10) Party(ies) (Set out Status or Interest)**

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWNSHIP

OF BLANDFORD-BLENHEIM (the "Township")

by its Clerk-Administrator Keith Reibling

*Keith Reibling*

1998 03 04

**(11) Address for Service**

47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

**(12) Party(ies) (Set out Status or Interest)**

Name(s)

Signature(s)

Date of Signature  
Y M D

**(13) Address for Service**

**(14) Municipal Address of Property**

Vacant Land  
Part of Fennel Street  
Plattsville, Ontario

**(15) Document Prepared by:**

Keith Reibling,  
Clerk-Administrator,  
Township of Blandford-Blenheim,  
47 Wilmot Street South,  
Drumbo, Ontario.  
N0J 1G0

FOR OFFICE USE ONLY

**Fees and Tax**

Registration Fee

**Total**

50

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **1198-98**

Being a By-law to assume and name lands as a public highway (Fennel Street), located in Part of Lot 17, Concession 13, Township of Blandford-Blenheim, (former Blenheim).

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259, and amendments thereto, provides the authority for Council to pass a by-law for acquiring or for assuming a highway.

**AND WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 210, Subsection 111, provides the authority for Council to pass a by-law for the marking of boundary lines of highways and giving names to same.

**AND WHEREAS** Kubassek Holdings Ltd. pursuant to a Subdivision Agreement registered as Document No. LT53026 on the 12<sup>th</sup> day of October, 1993, required that Block 88 be established as a buffer if not accepted by an adjoining property owner and that Blocks 93 and 94 be established as a 0.3 metre reserve pending proper security being posted to cover servicing in the 3 phases.

**AND WHEREAS** Document Number LT53657 registered on the 3<sup>rd</sup> day of December, 1993 granted ownership to the municipality for Block 88 and Reserve Blocks 93 and 94, according to Plan 41M-141.

**AND WHEREAS** Kubassek Holdings Ltd. have established a public highway and posted the required securities for all phases for the Country Meadows Subdivision in Plattsville.

**AND WHEREAS** the Council of the Township of Blandford-Blenheim deems it advisable to assume the lands described as part of the Fennel Street public highway.

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:


1. The Council accepts the parcels of land described as Block 88, Reserve Block 93 and Reserve Block 94, according to Plan 41M-141, as a municipal highway for the use and benefit of the public.
2. That the parcels of land described as Block 88, Reserve Block 93 and Reserve Block 94, according to Plan 41M-141, shall be named Fennel Street.

By-law **READ** a **FIRST** and **SECOND** time this 4<sup>th</sup> day of March, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 4<sup>th</sup> day of March, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1199-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to RR-17 the zone symbol of the lands so designated RR-17 on Schedule "A" attached hereto.
2. That Section 9.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"9.3.17      LOCATION: PART LOT 22, CONCESSION 6 (BLENHEIM), RR-17

9.3.17.1      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-17 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 9.1 to this By-Law.

9.3.17.2      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-17 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

9.3.17.2.1    LOT FRONTAGE:

Minimum	99 metres
---------	-----------

9.3.17.2.2    LOT AREA:

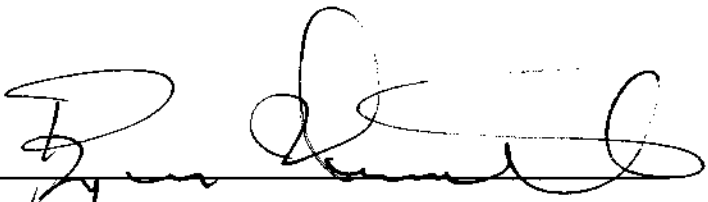
Minimum	0.6 hectare
---------	-------------

9.3.17.2.3 That all the provisions of the RR Zone in Section 9.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of March 1998.

READ a third time and finally passed this 18th day of March 1998.

  
\_\_\_\_\_  
Acting - Mayor Bryan Hewitt

(SEAL)

  
\_\_\_\_\_  
Clerk Keith Reibling

# SCHEDULE "A"

TO BY-LAW No. 1199-98

PART LOT 22, CONCESSION 6 (BLENHEIM)

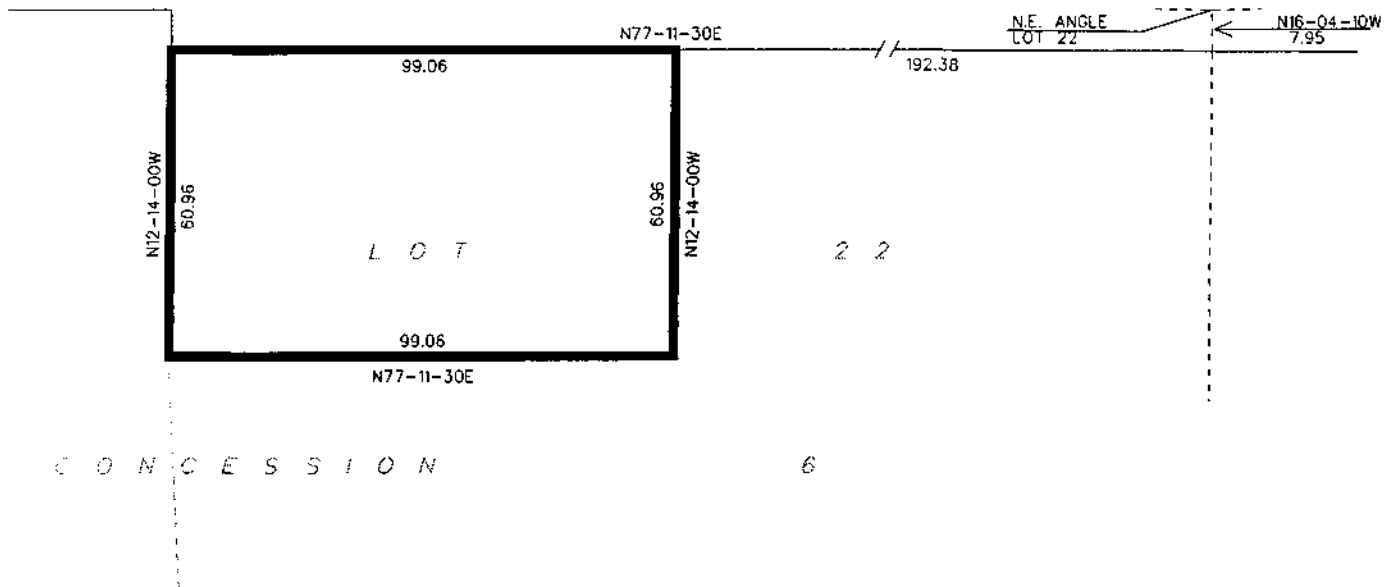
TOWNSHIP OF BLANDFORD-BLENHEIM



C O N C E S S I O N

7

OXFORD ROAD 29




C O N C E S S I O N

6

THIS IS SCHEDULE "A"

TO BY-LAW No. 1199-98 PASSED

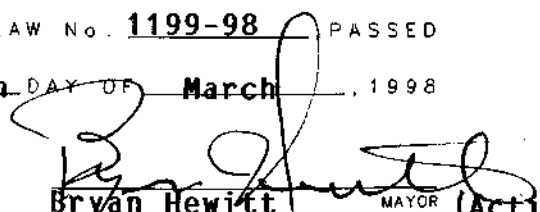
THE 18th DAY OF March, 1998


 AREA OF ZONE CHANGE TO RR-17

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Bryan Hewitt MAYOR (Acting)

  
Keith Reibling CLERK

ZON 1-381

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1199-98

EXPLANATORY NOTE

The purpose of By-Law Number 1199-98 is to rezone property located on the south side of Oxford Road 29, west of Highway No. 401, being Part Lot 22, Concession 6 (Blenheim), in the Township of Blandford-Blenheim from General Agricultural (A2) to Special Rural Residential (RR-17) to permit the residential use of the retained lot. The By-Law also provides a minimum lot frontage and lot area for the RR-17 lot. The zone change will implement a condition of consent for application #B-33/97 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by John Kertesz Jr.

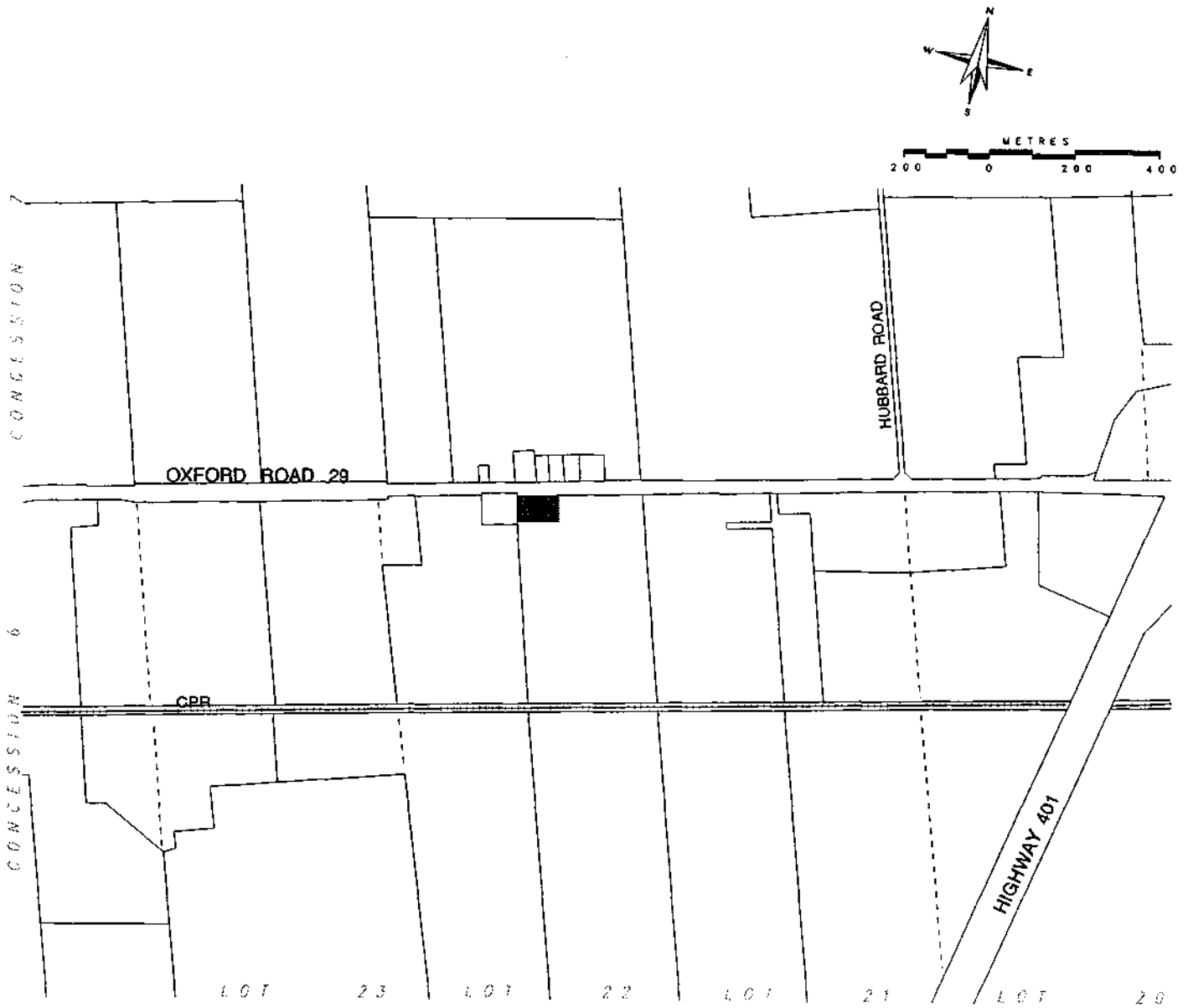
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1199-98. The public hearing was held on January 7, 1998.

Any person wishing further information relative to Zoning By-Law Number 1199-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



 LANDS TO WHICH BYLAW 1199-98 APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1200-98

Being a By-law to establish a Township of Blandford-Blenheim Civic Addressing System, including a Civic numbering policy for the numbering of buildings along highways and for affixing numbers to buildings, property identifications and street identification.

**WHEREAS** Section 210(112) of the Municipal Act, R.S.O. 1990, Chapter M.45, provides that By-laws may be passed for the numbering of the buildings and lots along any highway, beach, park, reserve or any other property in the municipality that is considered necessary to number by the Council and for affixing numbers to the buildings, and for charging the owner or occupant with the expense incident to the numbering of the lot or property;

**AND WHEREAS** Section 210(113) of the Municipal Act, R.S.O. 1990, Chapter M.45, provides that By-laws may be passed for keeping, and every such Council shall keep, a record of the highways, beaches, parks, reserves, and of the number of the buildings, lots, and other property, if any, and for entering therein;

**AD WHEREAS** the Township of Blandford-Blenheim Council deems it expedient to establish a civic addressing system and to provide the authority for its administration and implementation through the acceptance of a policy manual;

**NOW THEREFORE** The Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. THAT the civic addressing system endorsed by the Oxford County Council on August 9, 1995 is hereby adopted by the Township of Blandford-Blenheim to provide for an accurate, County-wide system of property identification that is both simple and capable of accommodating growth and will assist with the delivery of emergency and other services;
2. THAT the County of Oxford Civic Addressing Guidelines attached hereto as Schedule "A" to this By-law are hereby adopted;
3. THAT the policies and procedures found within the said County of Oxford Civic Addressing Guidelines as revised on January 28, 1998, shall be implemented, maintained and enforced as outlined in Schedule "A".
4. THAT all owners of land are required to comply with the provisions of this By-law;
5. THAT the Treasurer be authorized to apply any uncollected costs associated with the provision of a civic number plate, a civic number plate post and/or the installation of a civic number plate and post to the corresponding property listing in the current tax roll for collection at the discretion of the Treasurer;
6. THAT owners of property keep and maintain in good condition their civic number plate or civic numbers, whatever the case may be, and shall be responsible for the costs associated with such maintenance or replacement;
7. THAT no owner of property or any person shall remove a property identification plate once posted;
8. THAT where a civic number plate or civic numbers are missing or illegible the property owner shall replace or repair the civic number plate or civic numbers immediately, and;

8. a) if the property does not have a civic number posted in accordance with the provisions of this by-law, the Clerk of the Township of Blandford-Blenheim shall give the property owner written notification that the civic number plate or civic numbers of the subject property are missing or illegible, or otherwise not in compliance with this by-law and that the owner is required to replace, within 60 days of the mailing of the notice, the sign or numbers, as the case may be, in compliance with Schedule "A".
- b) If, after 60 days of the mailing of the notice, the civic number plate or the civic numbers have not been replaced in compliance with this by-law, that Township staff may enter upon the lands of the landowner and install the civic number plate or civic numbers in a manner as the Township of Blandford-Blenheim deems appropriate.
- c) Where the Township of Blandford-Blenheim has installed the civic number plate or civic numbers under section 8(b) above, the Treasurer is authorized to apply any uncollected costs associated with the provision of civic numbers, a civic number plate, a civic number plate post and/or the installation of civic numbers or a civic number plate and post to the corresponding property listing in the current tax roll for collection by the Treasurer in the same manner as municipal taxes.
9. THAT the purposes of clause 8 above, the Township of Blandford-Blenheim, in conjunction with the County of Oxford, shall maintain a supplier for replacement civic number plates. Replacement signs shall be obtained from the County of Oxford at a price set by the Council of the Township of Blandford-Blenheim.
10. THAT any person who fails to comply with any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine not exceeding \$2,000.00, exclusive of costs, and every such fine shall be recoverable under the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended from time to time;
11. THAT should any section, clause or provision in this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of this By-law shall not be affected;
12. THAT where a form, or words or expressions are prescribed in this by-law, deviations there from, not effecting the substance or calculated to mislead, do not invalidate them;
13. THAT any By-laws, or parts of any By-law or By-laws that is inconsistent with this By-law are hereby deemed repealed;
14. THAT this By-law shall take full force and effect upon the final passage thereof.

By-law **READ** a **FIRST** and **SECOND** time this 1<sup>st</sup> day of April, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this  
1<sup>st</sup> day of April, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

# County of Oxford

## Civic Addressing Guidelines



Revised January 28, 1998

Schedule "A" to By-law No. 1200-98

# **Civic Addressing Guidelines**

Revised January 28, 1998

## **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE #</u></b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
1.1 Background	
1.2 Objectives of the Civic Addressing System	
 <b>PART A     <u>PROPERTY NUMBERING</u></b>	
<b>2.0 THE CIVIC ADDRESSING SYSTEM (CAS)</b>	<b>4</b>
2.1 General	
2.2 The Road Identifier	
2.3 The Property Number	
 <b>3.0 CIVIC NUMBERING POLICY</b>	<b>5</b>
3.1 Guidelines	
 <b>4.0 PROPERTY IDENTIFICATION SIGNS</b>	<b>7</b>
4.1 Standards - Rural	
4.2 Standards - Urban	
4.3 Cost of Civic Number Signs	
4.4 Installation	
4.5 Owners Responsibility	
4.6 Change of Address	
 <b>5.0 LEGISLATIVE REQUIREMENTS</b>	<b>10</b>
5.1 Maintenance and Enforcement	
5.2 Civic Addressing By-Law	
 <b>PART B     <u>ROAD NAMING</u></b>	
<b>6.0 ROAD NAMES</b>	<b>11</b>
6.1 Road Naming Procedures	
6.2 Provincial Highways	
6.3 Private Roads	

<b>7.0</b>	<b>ROADWAY IDENTIFICATION SIGNS</b>	<b>12</b>
7.1	Provincial Highways	
7.2	County Roads	
7.3	Local Municipal Roads	
7.4	Number of Posts Required	
7.5	Private Roads	

**PART C      APPENDICES**

- A. Road Identification Numbers
- B. Using and Assigning Property Numbers
- C. Sample Addressing By-Law
- D. Sample Civic Address Notice
- E. Road Naming Guidelines

## 1.0 **INTRODUCTION**

### 1.1 **Background**

- 1.1.1 The purpose of this guideline is to provide guidance for staff, councillors and residents in the understanding, implementation, and maintenance of Oxford County's Civic Addressing System. This manual will serve to complement the Township's civic numbering and road naming bylaws.
- 1.1.2. The policies outlined will, in the long term, provide the County and the local municipalities with a complete and consistent system of property identification.
- 1.1.3. Under the provisions of the Municipal Act, a municipality may pass By-Laws for the numbering of properties, buildings, etc. within its boundaries and charge the owner or occupant with any expenses incident to the numbering of their property.

### 1.2 **Objectives of the Civic Addressing System (C.A.S.)**

- 1.2.1. Without the system in place, locating properties within the County and indeed the local municipalities will become more confusing through its periods of future growth. The C.A.S. eliminates the need for descriptions consisting of Lot and Concession/Range numbers since it establishes a specific number for each existing property, while at the same time accommodating growth and the creation of new properties.
- 1.2.2. This system, as outlined in this framework, has six general objectives:
  - 1. To develop an accurate, universally agreed upon system of property identification.
  - 2. To provide assistance to emergency personnel in the location of properties.
  - 3. To be a simple logical system, understandable by all user groups including the general public.
  - 4. Be flexible, in order to allow for future growth and infilling.
  - 5. Be easily maintained at minimal cost.
  - 6. Be compatible with an enhanced 9-1-1 system.

The establishment of Enhanced 9-1-1 in Oxford County necessitates the assignment of a specific civic address to each addressable feature within the municipality. Collectively, the five rural municipalities within the County have chosen a system of addressing that consists of a six digit number and a road name. This County-wide Civic Addressing

System eliminates dependency on the lot and concession property descriptions which are currently used in emergency situations. The new system is intended to eliminate the possibility of confusion and miscommunication when emergency situations arise.

## **PART A: PROPERTY NUMBERING**

### **2.0 THE CIVIC ADDRESSING SYSTEM**

#### **2.1 General**

The County of Oxford has adopted a civic addressing system which consists of a six digit civic address number and a municipal road. This address includes the street name and orientation e.g. (East/West or North/South), the side of the road the property is on, and even how far from the intersection a property is located. The six-digit number can also serve as a cross-reference for users, as the number alone contains all the information necessary to determine the precise location of a property or structure. This information can eliminate confusion in situations where similar road names are used for different roads, or in cases where a person requesting emergency assistance is uncertain of which road they are on. The six digit system, therefore, provides a more accurate and effective means of rural property identification and ensures emergency personnel and public users can quickly locate a specific property.

#### **2.2 The Road Identifier**

Every highway, County and Township road in Oxford County has been assigned a two-digit identification number. This two-digit number comprises the first 2 digits of the 6 digit civic address number. All highways and roads running in an east-west direction have been assigned EVEN numbers, while those running in a north-south direction have been assigned ODD numbers (see Appendix A).

#### **2.3 The Property Number**

- 2.3.1. The succeeding 4 numbers of the civic address indicate a property's actual linear location along a particular thoroughfare. This number in conjunction with the frontage interval can be used to determine a property's location in reference to a preset baseline. Properties located on east - west roads employ the baseline of Highway No. 59/County Road No. 13, while properties on North - South roads employ the baseline of Highway No. 2. These baselines have both been assigned a default value of 5000, which will ensure all properties within the County have the same number of digits in their address. In the case of properties located on north/south roads, the numbers will increase to the north and decrease to the south, while property numbers on east/west roads will increase to the east and decrease to the west. In each case the property number will increase or decrease at an interval of one for every 10 metres of distance travelled.

- 2.3.2. Following this exercise, each intersection has been measured to determine its distance in relation to the appropriate baseline. These intersections, in turn, have been assigned a corresponding address number representative of their geographic centre. This then provides a set of possible number ranges for each particular road segment.
- 2.3.3. To determine a specific property's location, a linear measurement is taken parallel to the front property line, from a known point of origin (i.e. the standard baseline) to the centre of the driveway or primary access. When there are two or more driveways for a lot, the driveway closest to the direction the emergency vehicles are likely to come should be numbered. In situations where the centre of the driveway cannot be used, the centre of the structure, or lot, shall be used for measuring purposes. Based on the previously assigned sequences these distances are then converted to the appropriate civic number for the property.
- 2.3.4. To convert this linear measurement into the four digit address location number, the formulas shown below are applied:
- \* When the property to be assigned is located North or East of the predetermined baseline, the formula is [basepoint + (distance in metres/frontage interval)].
  - \* When the property to be assigned is located South or West of the predetermined the baseline, the formula is [baseline - (distance in metres/frontage interval)].

This number is then rounded up to the nearest even number if the property is located on the South or East side of the road, or to the nearest odd number if the property is located on the North or West. To better elicit the function of this system examples are provided in APPENDIX B.

### 3.0 CIVIC NUMBERING POLICY

This procedure has been set up to ensure that civic numbers are issued and recorded in a consistent manner across the County of Oxford. In general, it is the intent of this policy that every addressable feature within the County of Oxford has a sign displaying the civic address number. These features shall include any property containing a residence (permanent, seasonal or otherwise), any commercial, industrial, institutional or educational property, and any other site at which a potential emergency may occur e.g. ball diamonds, municipal wells etc. These requirements should not preclude an owner of a property that does not meet these requirements from requesting a number for their property.



### 3.1 **Guidelines**

The following general rules apply:

- 3.1.1. One number shall be allotted for every 10 metres (33 feet) of frontage.
- 3.1.2. Even numbers shall be allotted for the south and east sides of the street.
- 3.1.3. Odd numbers shall be allotted for the north and west sides of the street.
- 3.1.4. Any property within a built up area in one of the larger villages, towns or city in the County, will be considered an urban area for the purposes of these guidelines. Villages that have existing addressing schemes which have been developed in a logical and coherent fashion, will maintain their current address.
- 3.1.5. When numbering curvilinear streets the following applies:

- a) **Crescents**

The general orientation of a crescent is used to determine whether it is on the north-south or east-west axis. Odd and even numbers are assigned accordingly.

- b) **Roads, Avenues, Drives, Trails, Paths, Boulevards**

The curvilinear streets which designate a thoroughfare will be numbered according to the east-west or north-south base line even if there is a major directional change.

- 3.1.6. Townhousing and apartment buildings on property registered as a block on a registered plan are given one civic number, and the units are assigned unit numbers. Unit numbers are assigned consecutively. The unit number will not be a repeat of the civic number. If an instance like this occurs, that number is skipped. For example, civic #55 Carleton Courts cannot have a unit #55.
- 3.1.7. Single family dwellings on private roads (not municipal streets) will be given one civic number for the development, as well as unit identifiers for individual dwelling units and/or structures unless the owners of such property pursue the option outlined in 6.3.
- 3.1.8. Single family dwellings on shared or common entrances shall be numbered to the buildings rather than to the driveway, provided it is clear which number pertains to which home.
- 3.1.9. The individual Townships shall retain the responsibility of allocating new civic addresses as new properties are developed. Addresses will be assigned, based on

the County of Oxford Civic Addressing Guidelines, by the Township's Chief Building Official, or designate, using the Oxford County Land Related Information System (L.R.I.S.).

- 3.1.10. Any new building, when not part of a subdivision, shall be formally assigned a civic address, upon issuance of a building permit, by the Chief Building Official or designate.
- 3.1.11. Lots within a Plan of Subdivision shall be formally assigned a civic address by the Chief Building Official, or designate, at the time of final plan approval.
- 3.1.12. Municipal boundary roads may need to be numbered independently from other roads, in order to be consistent with neighbouring municipalities. Numbers on both sides of the road should be uniform.
- 3.1.13. Trails (snowmobile, walking etc.) can be numbered as they cross a roadway.
- 3.1.14. The address of any corner lot will be allocated to the street onto which the driveway enters. In the case of a driveway on both streets the driveway closest to the direction the emergency vehicle is likely to come should be numbered.

The post office and emergency services should be consulted when necessary to obtain their opinion.

3.1.15. **Trailer/Mobile Home Parks**

Trailer/mobile home parks shall have one civic address assigned to the entrance. A unit identifier is then assigned to each trailer therein. An alternative method is provided under section 7.5 where applicable.

4.0 **PROPERTY IDENTIFICATION SIGNS**

In general, it is the intent of this policy that every addressable feature within the County of Oxford have a sign displaying that property's civic address number.

4.1 **Standards - Rural / Hamlets**

In assigning numbers to all rural properties within the County, it is necessary to establish consistent identification sign standards.

4.1.1. **Civic Address - Signs**

Six character signs 150 mm (6 inches) height x 355 mm (20 inches) width, minimum - blue number plate. 130 mm (4 1/2 inches) high white engineering grade reflective identification numbers on both sides of the number plate.

#### 4.1.2. Standards - Sign Location

The Civic number plate is to be placed on its own post, within 3 metres (10 feet) of the property line and within 3 metres (10 feet) of the edge of the driveway (unobscured by mailboxes, etc.), perpendicular to the fronting road. The plate must be a minimum of 1.5 metres (5 feet) above grade, and a maximum of 2 metres (6 feet - 6 inches) above grade. Any variation of this provision is subject to the approval of the Chief Building Official, Road Superintendent or other designated person.

#### 4.1.3. Unit Numbers

Where unit numbers are assigned they shall meet the requirements of 4.1.1. and 4.1.2. except the address plate will be of a sufficient length to contain the unit number compliant with these standards.

### 4.2 Standards - Urban

4.2.1. All properties which have been assigned a six digit civic address number will be required to erect a property sign compliant with the standards outlined in 4.1.

4.2.2. Properties in larger villages and towns which have an existing civic address and have not been assigned a new six digit address may affix their civic address number or unit number to the main building/dwelling provided:

- i) The principal access of the building to be addressed fronts on a roadway with a posted speed limit of 60 km or less and;
- ii) The numbers used are a minimum of 7 inches in height, or where made of a reflective material, 5 inches in height and;
- iii) The numbers used must be clearly visible from the travelled portion of the road under all lighting, and in all seasons and weather conditions.

4.2.3. Any property wishing to be numbered under the provisions of 4.2.2. must also meet one of the following criteria.

- i) Where the main building is located within 15 metres (50 feet) of the road allowance and clearly visible from the travelled portion of the road, the civic numbers may be placed on the building to which the number applies, or;
- ii) Where a garage or similar structure is located within 15 metres (50 feet) of the road, the civic numbers may be placed on the garage or similar structure, or;

- iii) Where the owner of the property chooses to display the civic number in some other manner that permits the civic numbers to be clearly visible from the travelled portion of the road, and identifies the main access of the property, the owner of the property may be permitted to post the civic numbers in an alternate manner, or;
  - iv) Where the main building is a commercial building, the civic number may be displayed on the commercial building's sign provided the sign is located within 15 metres (50 feet) of the fronting public road allowance
- 4.2.4. Where the owner of the property does not meet the criteria of subsections 4.2.2. and 4.2.3, the provisions of sections 4.1 shall apply.

#### 4.3 **Cost of Civic Number Signs**

The costs associated with the purchasing and posting of a property's civic numbers are the property owner's responsibility. The method of apportioning the costs of signage to the local property owners where property signs are to be erected will be made by the individual municipalities, who may apply it to the tax roll as a local improvement charge, include it in the general levy, or simply have the residents purchase the signs at centralized depots. For new properties, a number will be assigned upon the issuance of a building permit, and the cost of the sign will be collected at this time.

#### 4.4 **Installation**

Installation of the individual property signs required for the initial placement of the addressing system will be accomplished through the employment of summer students under the direct supervision of a municipal official, a retired Township official, or by members of local area fire departments. Any new sign which is required as a result of new development should be erected by the Chief Building Official, or other designated Township Official, to ensure accuracy and consistency in sign location. The installation of replacements for damaged or stolen signs will be the responsibility of the property owner, as outlined in section 4.5.

#### 4.5 **Owners Responsibility**

Following the erection of the sign, it becomes the responsibility of the owner and/or occupant of the property to which the number applies to ensure the upkeep and maintenance of the property identification sign/civic number plate. The owner must also ensure that the sign plate is clearly visible from the road and does not become blocked by surrounding vegetation or otherwise obscured. The owner will be responsible for all costs associated with such maintenance and/or replacement when necessary.

#### 4.6 **Change of Address**

All addresses assigned in the County of Oxford shall be considered permanent, and no application for change of address will be considered unless the location of the driveway has been changed.

#### 4.7 **New or Replacement Property Signs**

The ordering of new or replacement property signs will be the sole responsibility of each Township. The required property signs may be produced by any manufacturer of the Township's choosing, provided that they conform to the specifications established in section 4.1.1.

### 5.0 **LEGISLATIVE REQUIREMENTS**

#### 5.1 **Maintenance and Enforcement**

Violation of this manual implies violation of the by-law thereby subjecting the property owner to penalties established by the governing Township in their addressing By-Law.

#### 5.2 **Civic Addressing By-Law**

In order to have an enforceable civic addressing system, the local municipality should adopt the proposed system by By-Law.

5.2.1. Such a By-Law is authorized under the provisions of the Municipal Act, Chapter M45, R.S.O. 1990, Sections 210 (111)(112) and (113), as amended.

5.2.2. A By-Law of this nature may contain:

1. A description of the system including baselines;
2. The frontage interval;
3. A property numbering/street naming map;
4. Outline the procedure for numbering new buildings;
5. Property identification sign standards;
6. Duties of property owner/occupant;
7. Compliance deadline;
8. Penalties for violation of By-Law.

(For a sample By-Law see Appendix C)

**PART B: ROAD NAMES****6.0 ROAD NAMING**

- 6.0.1. The establishment of a new addressing system involves both the assigning of civic numbers to individual properties, and the naming and/or renaming of municipal roads.
- 6.0.2. Each municipality is responsible for establishing names for their thoroughfares. Public involvement is required in the selection of these names in accordance with section 210 of the Municipal Act, R.S.O. 1990, Chapter M.45. Public open houses will be held within each Township to receive comments from any persons in the municipality.

**6.1 Road Naming Procedure**

- 6.1.1. Along with the legal requirements, surrounding municipalities, both inside and outside Oxford County, should be notified of the proposed road names.
- 6.1.2. Every attempt should be made to avoid duplication of road names (particularly within a municipality and the neighbouring municipalities) unless they are continuous in nature. To this end, the County of Oxford will maintain a registry of the names assigned to all private, Township, County and Provincial thoroughfares. When names are selected for new roads, this registry will be consulted to avoid duplication and phonetic similarities with existing names.
- 6.1.3. Designators are to be added to the selected thoroughfare name so that the direction of the thoroughfare can be determined. The general orientation of the roadway should be determined and assigned the designator which best reflects its orientation. It is recommended that "Line" be used for a north/south orientation and "Road" be used for an east/west orientation. The "Street" designator should only be used within urban or built up areas of the County.
- 6.1.4. Appendix E of this manual contains additional road naming criteria which should be followed when considering any new road name proposals.

**6.2 Provincial Highways and County Roads**

- 6.2.1. Provincial Highways and County Roads are named as any other road but the highway or Road identifier must be maintained.

### 6.3 Private Roads

6.3.1. Where approval is given for the usage of a private road name, the name shall:

- a) not contain a prefix or suffix.
- b) have the designation of "PRIV." after its name, and
- c) not be the same as any municipal roadway name.

6.3.2. Where a private roadway is in existence or is proposed to be constructed, the owner may apply for the numbering or renumbering of the buildings or lots or units along the roadway and for the naming or renaming of the private roadway by filing an application with the Road Superintendent together with:

- a) a copy of the deed and description of the land,
- b) the plans of the land in duplicate indicating:
  - the location of the buildings on the site
  - the location of the main entrances to the buildings or the units and the number of units served by each entrance.
  - the location of all private roadways, walks, parking areas, aisles and driveways.
  - the location of private roadway signs
  - the proposed name of the roadways

## 7.0 ROADWAY IDENTIFICATION SIGNS

The County of Oxford will coordinate the purchase/production of Roadway Identification Signs. The following criteria apply to signs in the rural area and on roads with higher speed limits. In the urban areas, the municipality may use smaller signs, which may or may not contain address ranges.

### 7.1 Provincial Highways

Signs on or at Provincial Highways are subject to Ministry of Transportation standards. Overlays for Provincial approach signs will also meet Ministry of Transportation requirements, as determined through discussion with the Ministry.

### 7.2 County Roads

Signs on or at County Roads are subject to County of Oxford standards.

### 7.3 Local Municipal Roads

- 7.3.1. Road name signs are to be located on the opposite side of the road from the regulatory signs of all intersections, unless the Road Superintendent otherwise specifies.
- 7.3.2. Roadway name signs should be mounted on separate poles from regulatory signs. At "Tee" intersections, the roadway sign poles shall generally be located across the intersection opposite the centre line of the intersecting roadway.
- 7.3.3. Roadway name plates shall be extruded aluminum blades with pressure application of "engineering grade" or "high intensity" reflective vinyl to the blank. Lettering shall be reflective white on a green background, with lettering on both sides of the sign.
- 7.3.4. Lettering shall generally be done by the pressure application of upper case standard block, condensed style, die cut letters. Lettering size and sign blank height shall be as follows:
  - a) local/collector residential, local/collector commercial streets
    - 160 mm (6 1/4") sign blank
    - 100 mm (4") high street name
    - 50 mm (2") high road designator e.g. ST., AVE., etc.
    - 35 mm (1.4") high address number, if required.
  - b) Arterial streets, industrial local/collector rural roads
    - 230 mm (9") high sign blank
    - 110 mm (4.5") high street name
    - 75 mm (3") high road designator e.g. ST., AVE.
    - 60 mm (2.5") high address numbers
- 7.3.5. These intersection blades are to be placed on their own post as close to the travelled portion of the roadway as is deemed appropriate by the local road superintendent. The bottom of the lower blade must be a minimum of 1.6 metres (5.3 feet) above grade and a maximum of 2.6 metres (8.5 feet) above grade

### 7.4 Number of Posts required

The following number of posts will be required as a minimum for each intersection.



Type of Intersection	# of posts	Comments
"T" intersection	1	Located across the intersection opposite the centre line of the intersecting road
Local Roads intersecting with local roads	1	Where 2 roads meet with 3 or 4 different names 2 posts are required because of the extra signs used to distinguish which names applies to each road.
Local Roads intersecting with County Roads and Highways	2	With the exception of the "T", "Y" or some other type of configuration where only one sign is required.
County Roads intersecting with County Roads	2	see exceptions above.
County Roads intersecting with Highways	2	see exceptions above.
Other	1	

## 7.5

**Private Roads**

- 7.5.1 Municipal approval of any private street name is required prior to usage, any municipal number assignment other than a unit number and any sign being erected. Filing in the County registry will be required and will always indicate the street name with "\_\_\_\_\_/Private".
- 7.5.2. Lettering standards will be consistent with section 7.3.4. (a) except lettering colouring will be black lettering on a reflective white background.
- 7.5.3. Lettering on the sign shall be "Street Name/PRIV".
- 7.5.4. Be located at all intersections in a manner approved by the Road Superintendent.
- 7.5.5. Be maintained to approved standards by the property owner.
- 7.5.6. Signage shall be obtained through the Township office with all costs of such signage to be assumed by the owner of the property.

## 7.6

**Maintenance of Roadway Signs**

Each Township will be responsible for the ordering and replacement of any damaged or missing intersection signs at Township/Township or Township/Province Intersections. The Township will also be responsible for the cost of the labour and materials required to produce and erect those signs. The County of Oxford would maintain similar responsibility for signs at County/Province, County/County and County/Township intersections.

**PART C**

**APPENDICES**

# APPENDIX A

## MAP OF ROAD IDENTIFICATION NUMBERS



## APPENDIX B

### USING AND CALCULATING ADDRESS NUMBERS

#### Example 1: Calculating an Address Number

Happy Hills campground is located on Road 92, 14.1 km west of Highway #59.

- The map in APPENDIX A indicates that the two digit road identifier for Road 92, is #92. Therefore, 92 becomes the first two digits of the six digit property identifier.
- The property is located 14.1 km west of Highway #59, which is the east/west baseline with a default address of 5000. Using the formula for a property on the west side of a baseline provided in 2.3.5, the four digit property number can be calculated as follows (Using the standard County frontage interval of 10 metres):

$$\begin{aligned}\text{Property Number} &= [\text{Basepoint} - (\text{distance}/\text{frontage interval})] \\ &= [5000 - (14,100/10)] \\ &= 3590\end{aligned}$$

- Since the property is on the south side of the road and, therefore, remains an even number, the complete address for happy hills campground becomes 923590 Zorra Road.

#### Example 2: Using the Address Number to Locate a Property.

The reverse to the previous example also holds true. If Hidden Valley Campground has a municipal address number of 596141, this number can then be used to determine the exact location of the property.

- To begin, the first two digits are the road identifier. The map in APPENDIX A can then be used to determine that #59 corresponds to a north/south road through the centre of East-Zorra Tavistock. This road can then be compared to a township map to see that this road is called Highway 59 (NOTE: The name of the road is not necessary for locating the property as the #59 still identifies it on the map).
- The #59 from above represents a north/south road and, therefore, the base point of highway #2 is used to determine its linear location. Since the last four digits of the address 6141 are greater than the default address of 5000, the property is located north of highway #2. This determination then allows the 6141 to be applied to a somewhat restructured formula for properties located to the north or east of a baseline, as follows:

$$\begin{aligned}\text{Distance from basepoint} &= [(\text{property number} - \text{basepoint}) \times 10] \\ &= [(6141 - 5000) \times 10] \\ &= 11,410 \text{ m}\end{aligned}$$

- The results of the calculation show that the property is located 11,410 m (11.41 km) north of the baseline at highway #2.
- The final piece of information required to precisely locate the property is a determination of which side of the road it is on. Since 6141 is an odd number, which represents a property on the north or west side of the road, and the odd numbered identifier (#59) indicates the road runs north/south, the property then by default must be located on the west side of the road.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1201-98

SEARSON DRAIN

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 2 and 3, Concession 8 (former Blenheim)

Part of the Road Allowance between Concessions 8 and 9

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$16,500.00.

**AND WHEREAS** \$16,500.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated March 17<sup>th</sup>, 1998, and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$16,500.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the total amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads as set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
8	N. Pt. L. 1 & 2 (Robert & Bonnie Edgar)	\$ 2,962.00
8	N. Pt. L. 1 & 2 (Leda Wilson)	148.00
8	N. Pt. L. 3 (828526 Ontario Inc. c/o M. Robson)	2,593.00
8	N. Pt. L. 3 (Bertha Searson)	<u>5,929.00</u>
SUB-TOTAL		\$11,632.00
Roads of Municipality		<u>4,868.00</u>

**TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM \$16,500.00**

4. For paying the sum of \$4,868.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. This by-law comes into force on the passing thereof and may be cited as **"SEARSON DRAIN BY-LAW"**.

First Reading: April 1<sup>st</sup>, 1998.

Second Reading: April 1<sup>st</sup>, 1998.

Provisionally adopted this 1st day of April, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor


  
Keith Reibling, Clerk/Administrator

Third Reading: May 20th, 1998.

Enacted the 20th day of May, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk/Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**  
47 Wilmot Street South  
**DRUMBO, ONTARIO**  
N0J 1G0

April 6, 1998.

**TO ALL LANDOWNERS IN THE  
"SEARSON DRAIN " WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**  
The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **6th day of May, 1998, at 10:00 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, APRIL 24th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1202-98  
HENDERSON DRAIN 1998

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 2, 3, 4 and 5, Concession 13 (former Blandford)

Part of Lots 2, 3, and 4, Concession 14 (former Blandford)

Part of the Road Allowance between Concessions 13 and 14

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$82,600.00.

**AND WHEREAS** \$82,600.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated March 4<sup>th</sup>, 1998, and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$82,600.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the total amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.



The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads as set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

PHASE 1

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	N. Pt. L. 4 (William & Joyce Muray)	\$10,862.00
13	N. Pt. L. 4 (Jack & Aline Irvine)	3,787.00
14	S. Pt. L. 4 (John & George McCartney)	1,863.00
13	N. Pt. L. 2 (William DeRus & Carolyn Brooks)	385.00
13	N. Pt. L. 3 (Steven & Jennifer Henderson)	10,148.00
14	S. Pt. L. 2 (Arne & Solvieg Bjerre)	745.00
14	S. Pt. L. 3 (Armin & Nancy Kowitz)	20,712.00
14	N. Pt. L. 2 (James & Mildred Evans)	43.00
14	NE. Pt. L. 3 (Oliver & Norma Facey)	1,676.00
14	N. Pt. L. 3 & 4 (Timothy & Anne Facey)	<u>1,076.00</u>
SUB-TOTAL		\$51,297.00
Roads of Municipality		<u>6,803.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>		<b><u>\$58,100.00</u></b>

SCHEDULE "A"

PHASE 2

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	N. Pt. L. 4 (William & Joyce Muray)	\$ 14,340.00
13	N. Pt. L. 4 (Jack & Aline Irvine)	433.00
13	N. Pt. L. 5 (Donald & Donna Vollmershausen)	343.00
13	N. Pt. L. 5 (John & Elizabeth Baldwin)	10.00
14	S. Pt. L. 4 (John & George McCartney)	897.00

By-law Number <sup>2</sup>~~1002~~-98 Cont'd.

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	S. Half of Lot 3 (William & Joyce Murray)	327.00
13	N. Pt. L. 2 (William DeRus & Carolyn Brooks)	169.00
13	N. Pt. L. 3 (Steven & Jennifer Henderson)	2,965.00
14	S. Pt. L. 2 (Arne & Solvig Bjerre)	190.00
14	S. Pt. L. 3 (Armin & Nancy Kowitz)	3,545.00
14	N. Pt. L. 2 (James & Mildred Evans)	21.00
14	NE. Pt. L. 3 (Oliver & Norma Facey)	274.00
14	N. Pt. L. 3 & 4 (Timothy & Anne Facey)	<u>274.00</u>
SUB-TOTAL		\$23,788.00
Roads of Municipality		<u>712.00</u>

**TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM \$24,500.00**

4. Construction of Phase 1 of the Drain shall proceed after the enactment of this by-law. The construction of Phase 2 proceed in the future, by a resolution of Council authorizing same.
5. For paying the sum of \$7,515.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
6. This by-law comes into force on the passing thereof and may be cited as **"HENDERSON DRAIN 1998 BY-LAW"**.

First Reading: April 1<sup>st</sup>, 1998.

Second Reading: April 1<sup>st</sup>, 1998.

Provisionally adopted this 1st day of April, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor


  
Keith Reibling, Clerk-Administrator

Third Reading: May 20th, 1998.

Enacted the 20th day of May, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**  
47 Wilmot Street South  
**DRUMBO, ONTARIO**  
N0J 1G0

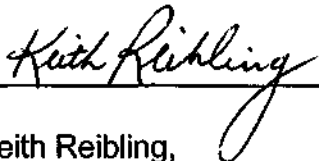
April 6, 1998.

**TO ALL LANDOWNERS IN THE  
"HENDERSON DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**  
The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **6th day of May, 1998, at 10:30 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, APRIL 24th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1203-98

Being a By-law to authorize an Agreement between the County of Oxford, Oxford County Board of Health, and the Township of Blandford-Blenheim under the authority of the Building Code Act.

**WHEREAS** Subsection 3(5) of the Building Code Act, 1992, being Chapter 23 of the Statutes of Ontario, 1992, provides that the Council of a County and one or more Area Municipalities may enter into an agreement for the purposes of enforcing the Act.

**AND WHEREAS** Ontario Regulation 403/97 filed on November 3, 1997, under the authority of the Building Code Act, 1992 was amended by Ontario Regulation 22/98 filed on January 27, 1998 which provides for Section 8 to be added to the Ontario Building Code effective April 6, 1998 concerning sewage systems.

**AND WHEREAS** the Oxford County Board of Health has previously provided the service of licensing and inspecting the installation of private sewage systems in the Township of Blandford-Blenheim.

**AND WHEREAS** the responsibility and funding of the private sewage system function has been transferred from the Board of Health to the local municipality as a result of the realignment of service delivery between the Province and local government.

**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

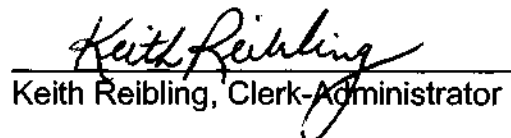
1. That the Mayor and Clerk-Administrator are hereby authorized to execute on behalf of the Corporation a Sewage System Management Agreement dated April 1<sup>st</sup>, 1998, between the Corporation of the County of Oxford, Oxford County Board of Health and the Corporation of the Township of Blandford-Blenheim.
2. The provisions of this by-law shall take effect on April 6, 1998.

By-law **READ** a **FIRST** and **SECOND** time this 1<sup>st</sup> day of April, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 1<sup>st</sup>  
day of April, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

# **SEWAGE SYSTEM MANAGEMENT AGREEMENT**

**BETWEEN**

**THE OXFORD COUNTY BOARD OF HEALTH**  
**or any subsequent assigns including the County of Oxford**

**AND**

**THE CORPORATION OF THE**  
**TOWNSHIP OF BLANDFORD-BLENHEIM**

## SEWAGE SYSTEM MANAGEMENT AGREEMENT

This Agreement dated as of the 1st day of April, 1998

BETWEEN:

THE OXFORD COUNTY BOARD OF HEALTH  
(hereinafter called the "Health Unit"), or any subsequent assigns including the  
County of Oxford

OF THE FIRST PART

-AND-

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM  
(hereinafter called the "Municipality")

OF THE SECOND PART

**WHEREAS** this Agreement is being entered into pursuant to Section 32 of the Building Code Act, 1992, (hereinafter called the "Act"), for the purpose of delegating to the Oxford County Board of Health certain responsibilities under the Act and the Building Code, as they are from time to time amended, as set out herein with respect to sewage systems (with a capacity of less than 10,000 litres per day);

**NOW THEREFORE IN CONSIDERATION** of the mutual covenants herein contained, the parties hereto hereby agree as follows:

### ARTICLE ONE

#### GENERAL

Section 1.01 Application: This Agreement shall be applicable to all lands where no municipal sewers are readily available in the Municipality (hereinafter called the "Lands").

Section 1.02 Duties: The Health Unit shall faithfully carry out its duties hereunder in accordance with the Act and the Building Code in force from time to time, this Agreement, and any other legislation contemplated hereunder.

Section 1.03 The Health Unit has the expertise to provide to the Municipality the services identified in this Management Agreement.

Section 1.04 The parties acknowledge that the Chief Building Official and Inspectors of the Municipality appointed under Sections 3 and 4 of the Building Code Act shall not exercise their powers under the Act in respect to sewage systems once this Sewage System Management Agreement is in effect.

Section 1.05 This Sewage System Management Agreement may, by mutual agreement, be amended in writing from time to time, to reflect changes in the programs of the parties to this Sewage System Management Agreement, and/or as a result of changes in legislation or provincial policies, and/or as a result of subsequent discussions between the parties.

Section 1.06 Schedules A to D form part of this Management Agreement.

## ARTICLE TWO

### DEFINITIONS

Section 2.01 In this Agreement,

- (i) "Director" means the Director of Public Health & Planning for Oxford County.
- (ii) "Sewage System" means any works for the collection, transmission, treatment and disposal of sewage or any part of such works to which the Act applies with a capacity of less than 10,000 litres which is not owned and operated by the Crown, a municipality, or an organization acceptable to the Director responsible for issuing a Certificate of Approval under the Water Resources Act.
- (iii) "Inspector" means an inspector appointed under the Building Code Act, 1992, as amended;

## ARTICLE THREE

### SERVICES OF THE HEALTH UNIT

Section 3.01 Services: The Health Unit shall provide the following services in relation to the Lands:

- (i) Must carry out an inspection of land which is planned to be divided by severance where no municipal sewage services are proposed to ensure that each lot will be suitable for the installation of a Sewage System.
- (ii) Inspection of properties prior to the issuance of a permit for the construction, installation, establishment, enlargement, extension or alteration of a Sewage System.

- (iii) Following the issuance of a permit, inspection, and reinspection when necessary, of Sewage System installations to ascertain compliance with the permit and other requirements under the Act or Building Code.
- (iv) Land inspections to determine the acceptability of applications for Minor Variances or lot line adjustments, as they relate to existing and proposed Sewage Systems, and review of official plans, zoning by-laws, and amendments to ensure compliance with provisions of the Act and Building Code relating to Sewage Systems.
- (v) Issue permits under the Act and Building Code relating to Sewage Systems (a "Permit").
- (vi) Receive and process applications and requests related to activities listed in paragraphs (i) through (v) of this Section.
- (vii) Provide reports and comments on Minor Variances and Severances directly to the appropriate planning authority.
- (viii) Review planning documents including , but not limited to, subdivision proposals, draft official plans, and proposed amendments, to ensure compliance with provisions of the Act and Building Code relating to Sewage Systems.
- (ix) Attend meetings of theMunicipal Council and its committees to discuss matters relating to any provisions of the Act or Building Code relating to Sewage Systems.
- (x) Maintain adequate records of all documents and other materials used in performing the duties required under this Agreement.
- (xi) Upon reasonable notice by the Municipality, provide reasonable access to the Municipality of all records kept under Section 8 of the Building Code.
- (xii) Consult with various groups regarding compliance with provisions of the Act and Building Code relating to Sewage Systems.
- (xiii) Respond to inquiries relative to Sewage System records made by any person under the Freedom of Information and Protection of Privacy Act and related Regulations, as amended from time to time, or through any other legal channel.
- (xiv) Investigate complaints and malfunctioning Sewage Systems, undertake compliance counseling and preparation of reports for abatement action as it relates to existing and proposed Sewage Systems.
- (xv) Issue orders under the Act relating to Sewage Systems.



- (xvi) Prepare documentation necessary for prosecution activities relating to Sewage Systems under the Act and the Building Code. Administer proceedings relating to Sewage Systems pursuant to the Provincial Offences Act, R.S.O. 1990, c .P.33.
- (xvii) The Health Unit shall provide all forms necessary for the administration of this Agreement.
- (xviii) Any other matters related to the administration or enforcement of the Act or Building Code relating to Sewage Systems.
- (xix) The Oxford County Board of Health, for the purposes of the administration and enforcement of the Act and the Regulations and for carrying out the powers and duties under the Act, shall collect statistical and other information and keep such records. The Municipality may require information from the Oxford County Board of Health concerning the administration of the Act and Regulations as they pertain to Sewage Systems and statistical and other information relevant to the quality of the environment. The Oxford County Board of Health will provide such information from time to time in a form stipulated by the Municipality to enable the Municipality to combine this data with data from other parts of the province.

## ARTICLE FOUR

### FEES

Section 4.01 Collection of Fees: The Oxford County Board of Health shall collect and retain all fees, as set out in Schedule A, payable by any person for work performed by the Health Unit hereunder as compensation for its services provided hereunder and all persons required to pay any such fee shall pay the fee to the Health Unit.

Section 4.02 Amendment of Fee Schedule: The Oxford County Board of Health shall have the sole discretion, acting reasonably, to amend the fees as set out in Schedule A from time to time and shall give notice to the Municipality of any such change.

Section 4.03 The Municipality shall provide assistance, subject to availability of resources, with respect to prosecutions, appeals, and other matters that come before municipal tribunals or tribunals under the Act and Regulations.

## ARTICLE FIVE

### INSPECTORS

Section 5.01 Qualifications: An Inspector must be qualified in accordance with the requirements of Section 2.11 of the Regulations under the Building Code Act and only people meeting one of

the following qualifications shall be employed by the Oxford County Board of Health as an Inspector for the purposes of this Agreement:

- (a) Certificate in Public Health Inspection
- (b) Certified Engineering Technologist or equivalent.

Section 5.02 Appointment: The Director of Public Health and Planning for Oxford County shall be responsible for the appointment of all Inspectors and shall issue a certificate of appointment bearing his or her signature, or a facsimile of it, to each Inspector appointed by the Health Unit.

## ARTICLE SIX

### LIABILITIES AND INSURANCE

Section 6.01 Liability of the Health Unit: The Health Unit shall indemnify and save harmless the Municipality from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought or prosecuted in any manner based upon, arising out of, related to, occasioned by, or attributable to the activities of the Health Unit in executing any work under this Agreement.

Section 6.02 Insurance: For the term of this Agreement, the Health Unit will, at its expense, maintain liability insurance contracts of a nature, in the amounts, and containing the terms and conditions, if any, it considers necessary.

## ARTICLE SEVEN

### TERM AND TERMINATION OF AGREEMENT

Section 7.01 Term: This Agreement shall continue in force for a period of three years commencing April 6, 1998 and ending April 6, 2001.

Section 7.02 Termination: This Agreement may not be terminated prior to the end of the term set out in Section 7.01 hereto unless such termination is agreed to in writing by both parties hereto.

## ARTICLE EIGHT

### MISCELLANEOUS

Section 8.01 Preamble: The preamble hereto shall be deemed to form an integral part hereof.

**Section 8.02 Gender:** Whenever the singular form is used in this Agreement and, when required by the context, the same shall include the plural, the plural shall include the singular, and the masculine gender shall include the feminine and neuter genders.

**Section 8.03 Amendments:** This Agreement shall not be changed, modified, terminated or discharged in whole or in part except by instrument in writing signed by the parties hereto, or their respective successors or permitted assigns, or otherwise as provided herein.

**Section 8.04 Assignment:** This Agreement shall not be assignable by either party hereto without the written consent of the other party being first obtained.

**Section 8.05 Notices:** Any notice, report or other communication required or permitted to be given hereunder shall be in writing unless some other method of giving such notice, report or other communication is expressly accepted by the party to whom it is given and shall be given by being delivered or mailed to the following addresses of the parties respectively:

(a) To the Health Unit:

The Oxford County Board of Health  
410 Buller Street  
Woodstock, Ontario  
N4S 4N2

Attention: M.R. Bragg, Director of Public Health & Planning

(b) To the Municipality:

Township of Blandford-Blenheim  
47 Wilmot Street South, P.O. Box 100  
Drumbo, Ontario  
N0J 1G0

Attention: Keith Reibling, Clerk-Administrator

Any notice, report or other written communication, if delivered, shall be deemed to have been given or made on the date on which it was delivered to any employee of such party or, if mailed postage prepaid, shall be deemed to have been given or made on the third business day following the date on which it was mailed (unless at the time of mailing or within forty-eight hours thereof there shall be a strike, interruption or lock-out in the Canadian postal service, in which case service shall be by way of delivery only). Either party may at any time give notice in writing to the other party of the change of its address for the purpose of this Section.

**Section 8.06 Headings:** The section headings hereof have been inserted for the convenience of reference only and shall not be construed to affect the meaning, construction, or effect of this Agreement.

Section 8.07 Governing Law: The provisions of this Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario as at the time in effect.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first written above.

THE OXFORD COUNTY BOARD OF HEALTH

Chairperson



Margaret A. (Peg) Caffyn

Director



M.R. Bragg

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Mayor



Donald S. Woolcott

(SEAL)

Clerk



Keith Reibling

## **SCHEDULE "A"**

### **Sewage System Management Agreement**

#### **Fee Structure**

#### **CERTIFICATES OF APPROVAL**

Daily Sewage Flow not exceeding 10,000 l/day (Class 4,5,6)	\$500.00
Class 2 System (Leaching Pit) Certificate of Approval required	100.00
Class 7 Site (1)	100.00
Licence Fee	200.00
Change of Use Permit	200.00

#### **LAND CONTROL REVIEWS**

Subdivision (per lot to maximum \$1,500.00)	\$75.00
Severance/Minor Variance/Zoning (per lot)	75.00

#### **SERVICES**

File Search	\$100.00
Urgent File Search (Mortgage Appraisal less than 2 weeks)	150.00
Migrant Farm Inspection	75.00

## **SCHEDULE "B"**

### **Forms**

Form 1	Applicaton for Sewage System Building Permit
Form 2	Application for Change of Use Permit
Form 3	Application for Conditional Permit
Form 4	Site Plan
Form 5	Equivalent Permit
Form 6	Inspection Report
Form 7	Orders (various types)

1,2,3,4      - may be included in a single combined application form for all permits

## **SCHEDULE "C"**

### **List of Plans or Working Drawing** to accompany applications for permits

- 1) The Site Plan
- 2) Sewage System Drawing

Note: The Chief Building Official may specify that not all the above mentioned plans are required to accompany an application for a permit.

## **SCHEDULE "D"**

### **Refunds**

<u>Status of Permit Application</u>	<u>Percentage of Fees Eligible for Refund</u>
1) Application filed. No processing or review of plans submitted	80%
2) Application filed. Plans reviewed and permit issued	60%
3) Additional deduction for each field inspection that had been performed	30%
4) Permits valued at less than \$100.00	0%

Note: Percentages shown are examples only and are not intended to be representative



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1204-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

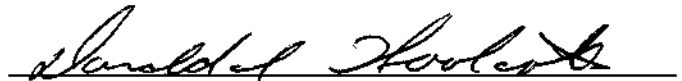
WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to R1 and D the zone symbols of the lands so designated R1 and D on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 1st day of April 1998.

READ a third time and finally passed this 1st day of April 1998.



Mayor Donald S. Woolcott

(SEAL)



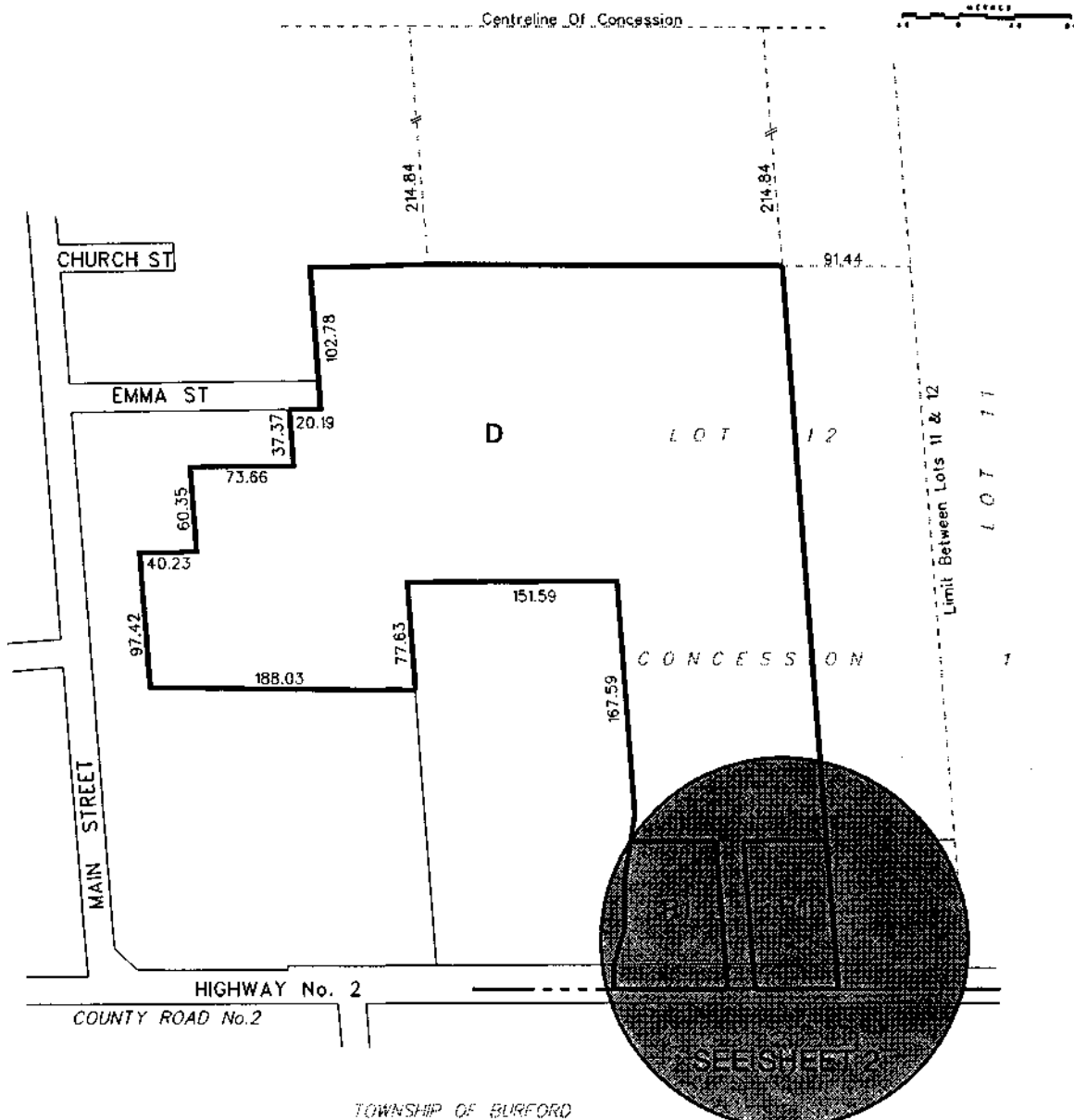
Clerk Keith Reibling

# SCHEDULE "A"

TO BY-LAW No. 1204-98

PART LOT 12, CONCESSION 1 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



- R1** AREA OF ZONE CHANGE TO R1  
**D** AREA OF ZONE CHANGE TO D

NOTE: ALL DIMENSIONS IN METRES

SHEET 1 OF 2

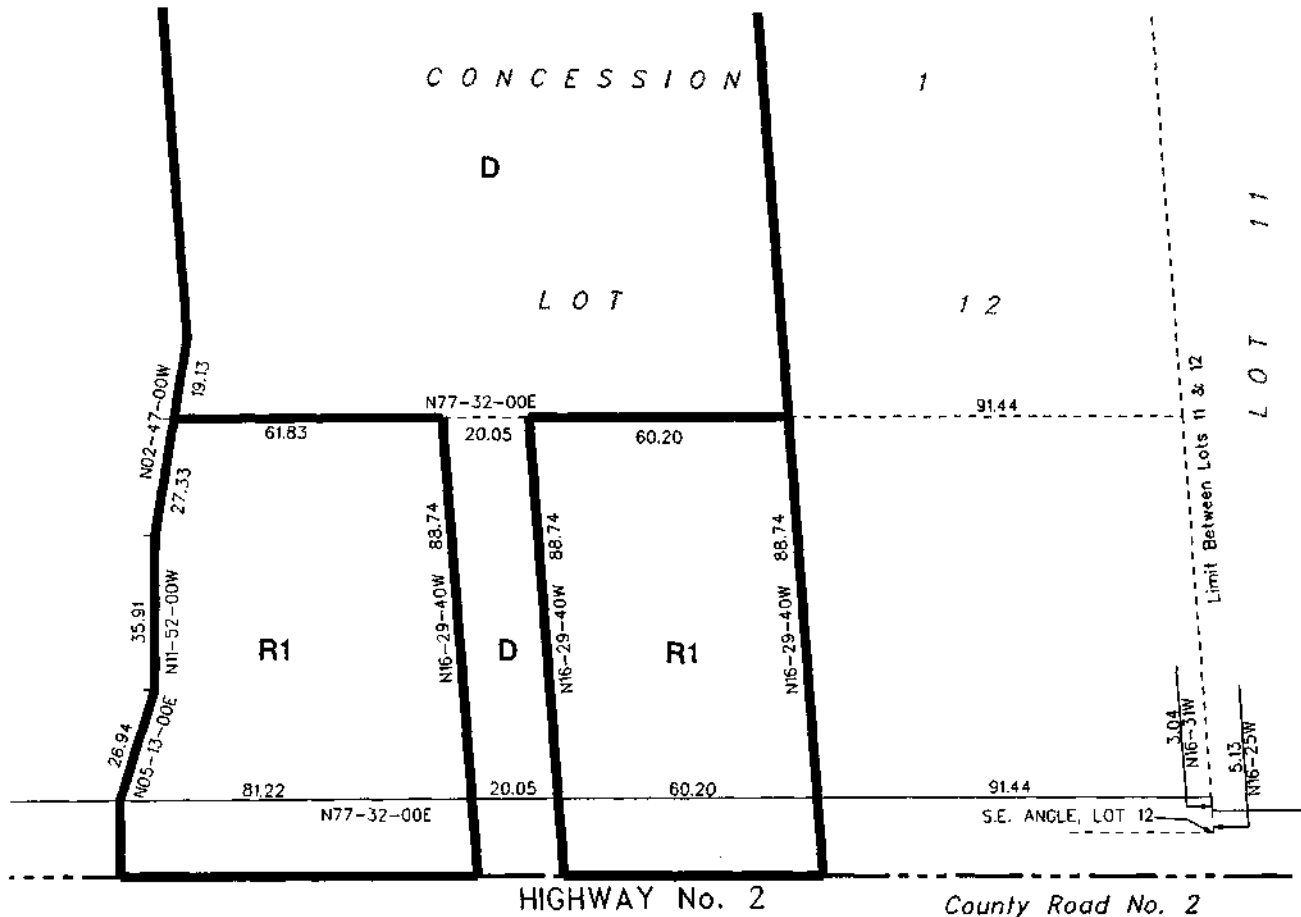


LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THIS IS SCHEDULE "A"  
TO BY-LAW No. 1204-98, PASSED  
THE 1st DAY OF April, 1998

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR  
*Keith Reibling*  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM



TOWNSHIP OF BURFORD

THIS IS SCHEDULE "A"

TO BY-LAW No. 1204-98, PASSED

THE 1st DAY OF April, 1998

**R1** AREA OF ZONE CHANGE TO R1

**D** AREA OF ZONE CHANGE TO D

NOTE: ALL DIMENSIONS IN METRES

**SHEET 2 OF 2**



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR

*Keith Reibling*  
Keith Reibling CLERK

ZON 1-377

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1204-98

EXPLANATORY NOTE

The purpose of By-Law Number 1204-98 is to rezone property located on the north side of County Road #2 (formerly Highway No. 2), east of Main Street (County Road #3), in the Village of Princeton, comprising Part Lot 12, Concession 1 (Blenheim), in the Township of Blandford-Blenheim from Restricted Agricultural (A1) to Residential Type 1 (R1) to permit the creation of two village residential lots and a lot containing an existing single-family dwelling, and to Development (D) to reflect the portion of the retained lands that are within the Village designation in the County Official Plan. The zone change will implement conditions of approval for consent applications #B-111/93, #B-98/97 and #B-99/97, imposed by the County of Oxford Land Division Committee. The subject property is currently owned by Van Wees Roses Inc.

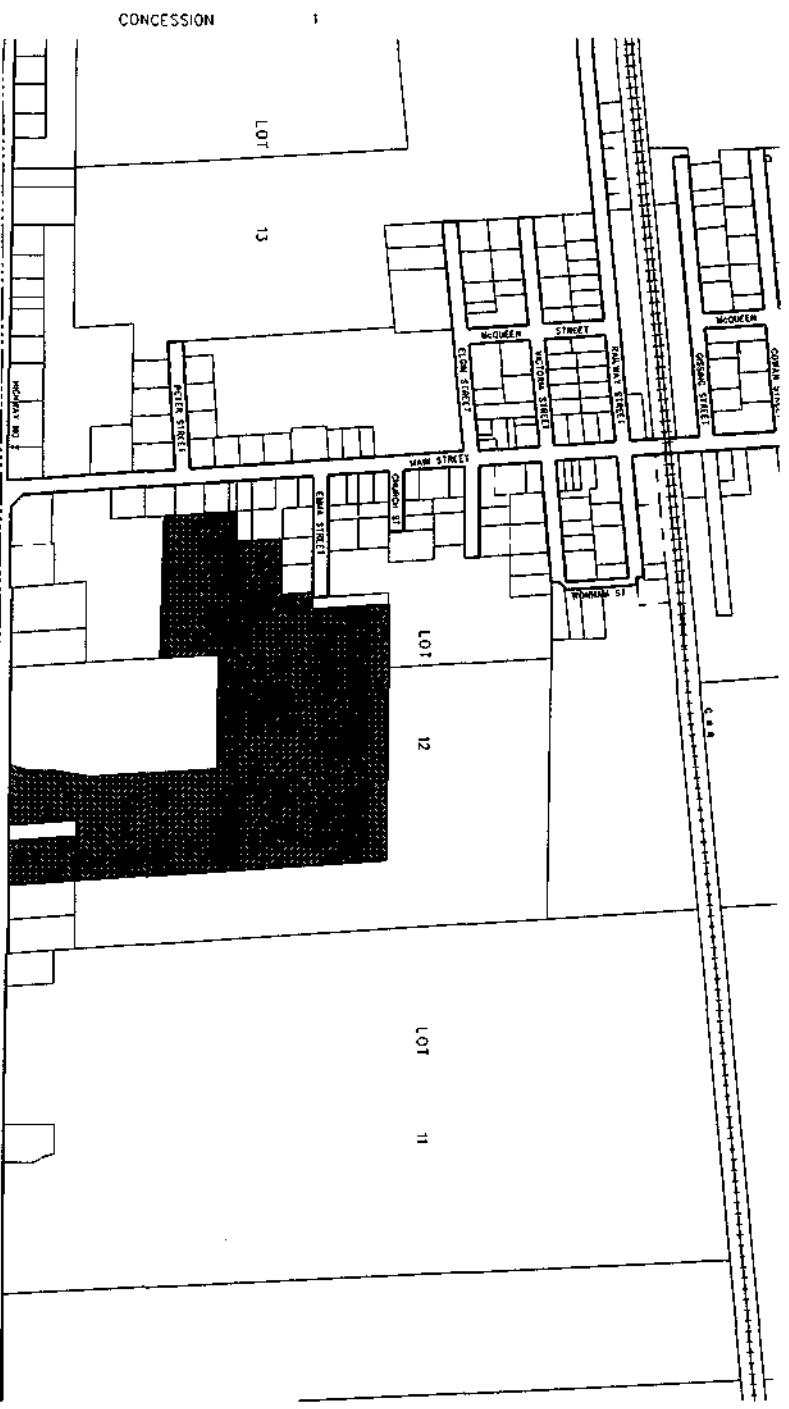
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1204-98. The public hearing was held on April 1, 1998.

Any person wishing further information relative to Zoning By-Law Number 1204-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

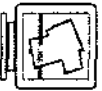
Telephone: 463-5347

## KEY MAP



TOWNSHIP OF BURFORD

LANDS TO WHICH BYLAW **1204-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OKFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1205-98

Being a By-law to provide for the sale of the South Half of Lot 8, according to Registered Plan 65, at 8 Victoria Street East, Princeton to Mark Pickering.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 193, and amendments thereto, provides the authority for municipal Councils to lawfully sell property of the Corporation.

**AND WHEREAS** Resolution No. 6 enacted on July 2nd, 1997, by the Council of the Corporation of the Township of Blandford-Blenheim declared the former Princeton library lands described in this by-law as surplus to the needs of the Township.

**AND WHEREAS** Resolution No. 13 was enacted on March 4<sup>th</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim accepting the Agreement of Purchase from Mark Pickering, in the amount of \$9,000.00, for the former Princeton Library lands described in this by-law.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim be and they are hereby authorized to execute a Deed to Mark Pickering, for the South Half of Lot 8, east of the Middle Town Line, according to Registered Plan 65, in the Township of Blandford-Blenheim, formerly Township of Blenheim, in the County of Oxford.

By-law **READ** a **FIRST** and **SECOND** time this 15th day of April, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 15th day of April, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1206-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to RR the zone symbol of the lands so designated RR on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.


READ a first and second time this 15th day of April 1998.

READ a third time and finally passed this 15th day of April 1998.

  
\_\_\_\_\_

Mayor Donald S. Woolcott

(SEAL)

  
\_\_\_\_\_

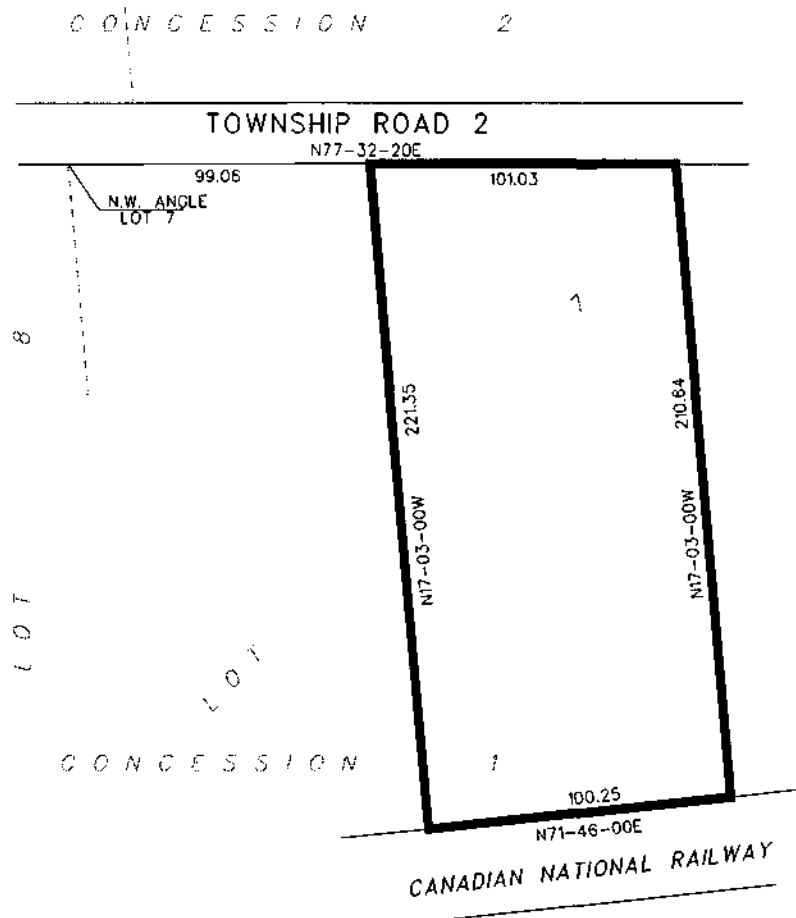
Clerk Keith Reibling

# SCHEDULE "A"

TO BY-LAW No. 1206-98


PART LOT 7, CONCESSION 1 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1206-98, PASSED  
THE 15th DAY OF April, 1998

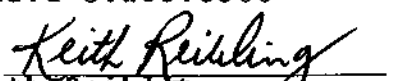
 AREA OF ZONE CHANGE TO RR

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Donald S. Woolcott MAYOR

  
Keith Reibling CLERK



TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1206-98

EXPLANATORY NOTE

The purpose of By-Law Number 1206-98 is to rezone property located on the south side of Township Road 2, west of Blenheim Road, being Part Lot 7, Concession 1 (Blenheim), in the Township of Blandford-Blenheim from Residential Existing Lot (RE) to Rural Residential (RR) to permit the residential use of the severed and retained lots. The zone change will implement a condition of consent for application #B-105/97 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by Robert and Sharon Flewelling.

The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1206-98. The public hearing was held on April 1, 1998.

Any person wishing further information relative to Zoning By-Law Number 1206-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1206-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1207-98

Being a By-law to amend By-law Number 506-83, as amended, being a By-law to appoint certain municipal officials.

**WHEREAS** the Public Savings and Restructuring Act, 1996, Section 57, R.S.O. 1996, Chapter 1, Schedule M, Part IV, Section 57, provides that every Township may by by-law appoint a Township Road Superintendent and set out his or her duties.

**AND WHEREAS** Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45, provides that Councils of all municipalities may appoint such officers and employees as may be necessary for the purposes of the Corporation.

**AND WHEREAS** Mr. Gerald Kuss, Road Superintendent submitted his resignation effective January 16th, 1998.

**AND WHEREAS** Resolution No. 16 was enacted on April 1<sup>st</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim authorizing the deletion of the Road Superintendent management position from the Road Department.

**AND WHEREAS** Resolution No. 17 was enacted on April 1<sup>st</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim adopting the job descriptions for Road Manager, and Road Foreman, Full-time/Part-time as part of the road department reorganization.

**AND WHEREAS** the position of Road Manager was offered to the present Road Foreman, Mr. William Vance and the part-time position of Road Foreman, Full-time/Part-time was offered to one of the Road Workers, Mr. Gordon Gillespie.

**AND WHEREAS** Mr. William Vance and Mr. Gordon Gillespie have accepted the job offers, effective April 20<sup>th</sup>, 1998.

**AND WHEREAS** the Arena Manager position had not been included in the municipal appointment By-law since the Manager reported to the Plattsville Arena Advisory Board.

**AND WHEREAS** in 1997 the Plattsville Arena Advisory Board was discontinued and the Arena Manager, Mr. Elmer Baer, retired from his position effective August 29, 1997.

**AND WHEREAS** Council appointed Mr. Darren Hall as the Township's Facility Manager effective August 12, 1997.

**AND WHEREAS** the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-law Number 506-83, as amended to reflect changes with recent municipal official appointments.

By-law Number **1207-98** Cont'd.

**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Section 5 of By-law Number 506-83, is amended, is hereby deleted and the following section is hereby substituted.

- 1.1 "Section 5" That Darren Hall is hereby appointed Facility Manager pursuant to and Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45.

2. That Section 6 of By-law Number 506-83, as amended, is hereby deleted and the following sections are hereby substituted.

- 2.1 "Section 6.1" That William Vance is hereby appointed Road Manager pursuant to Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45.

- 2.2 "Section 6.2" That Gordon Gillespie is hereby appointed Road Foreman, Full-time/Part-time, and Road Worker, pursuant to Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45.

3. That Section 7 to By-law Number 506-83, as amended, is hereby further amended by deleting the Municipal Officials listed in the original by-law number 506-83, namely the Clerk-Treasurer, Tax Collector and Deputy Clerk-Treasurer, Road Superintendent and Road Foreman, and adding the following subsection:

- 3.1 "Section 7.2":

Clerk-Administration	- Number 015
Treasurer/Collector	- Number 016
Facility Manager	- Number 020
Arena Worker	- Number 021
Arena Labourer	- Number 022
Road Manager	- Number 030
Road Foreman, Full-time/Part-time	- Number 031
Road Worker	- Number 032

4. The terms of this By-law shall take effect on the 20th day of April, 1998.

By-law **READ** a **FIRST** and **SECOND** time this 15th day of April, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 15th day of April, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1189-98  
EASTON DRAIN 1997

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lot 6, Concession 8 (former Blandford)

Part of Lots 6, 7, 8 and 9, Concession 9 (former Blandford)

Part of Lots 8 and 9, Concession 10 (former Blandford)

Part of the Road Allowance between Concessions 8 and 9

Part of the Road Allowance between Concessions 9 and 10

Part of the Blandford Road

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$71,250.00.

**AND WHEREAS** \$71,250.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated November 17<sup>th</sup>, 1997, and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$71,250.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the total amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;

2. (2) (c) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads as set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
8	Pt. N ½ L. 6 (George Skillings, Elmhome Farms Ltd.)	\$ 2,190.00
8	Pt. N ½ L. 6 (Bruce Skillings)	10.00
9	Pt. S ½ L. 6 (291762 Ont. Ltd., c/o B. Sebok)	4,946.00
9	W ½ L. 7 (Medallion Holsteins Ltd.)	6,104.00
9	Pt. E ½ L.8 (Bauke & Ann Wieringa)	5,840.00
9	W ½ L.8 & S ½ 9 (Thames Bend Farms Ltd.)	4,369.00
9	Pt. E ½ L. 7 (1060008 Ont. Ltd. c/o Douglas Vollmershausen)	19,749.00
9	Pt. E ½ L. 7 (Petronella Sauve & William Lerch)	609.00
9	Pt. N ½ L. 9 (David & Margaret Vance)	7,259.00
9	Pt. N ½ L. 9 (John & Karen Matresky)	1,020.00
10	S ½ L. 9 (Louis & M. Joyce Jancsar)	944.00
10	S ½ L. 8 (Bauke & Ann Wieringa)	<u>2,141.00</u>
SUB-TOTAL		\$55,181.00
Roads of Municipality		5,974.00
Special Assessment to Blandford Road		<u>10,095.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>		<b><u>\$71,250.00</u></b>

4. For paying the sum of \$16,069.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. This by-law comes into force on the passing thereof and may be cited as **"EASTON DRAIN 1997 BY-LAW"**.


First Reading: January 7<sup>th</sup>, 1998.

Second Reading: January 7<sup>th</sup>, 1998.

Provisionally adopted this 7<sup>th</sup> day of January, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

Third Reading: May 6th, 1998.

Enacted the 6th day of May, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**  
47 Wilmot Street South  
**DRUMBO, ONTARIO**  
N0J 1G0

January 9, 1998.

TO ALL LANDOWNERS IN THE  
"EASTON DRAIN 1997" WATERSHED

NOTICE OF SITTING OF COURT OF REVISION  
The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **4th** day of **February, 1998**, at **11:30 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JANUARY 23rd, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).



KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**  
47 Wilmot Street South  
**DRUMBO, ONTARIO**

February 11, 1998.

N0J 1G0

**TO ALL LANDOWNERS IN THE  
"EASTON DRAIN 1997" WATERSHED**

**NOTICE OF SITTING OF RECONVENED COURT OF REVISION**  
"The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

At the first sitting of the Court of Revision for the Easton Drain 1997, held on February 4<sup>th</sup>, 1998, an appeal against assessment was considered.

The following resolution was enacted:

"Whereas 1060008 Ont. Ltd. (D. Vollmershausen) have appealed their drainage assessment on the Easton Drain 1997, regarding Part of the East Part of Lot 7, Concession 9 (former Blandford).  
Be it Resolved that the Court of Revision authorizes the Engineers to amend the assessment schedule by transferring \$4,000.00 in benefit assessment from 1060008 Ont. Ltd. to the outlet assessment of all property owners upstream from the East Half of Lot 7, Concession 9 (former Blandford)."

The Engineer has provided a revised Schedule "A", being a schedule of assessment for construction, complete with Appendix "A" showing the calculation of assessments, dated February 9<sup>th</sup>, 1998. There is no proposal to change the maintenance schedule.

The re-convened Court of Revision will be held on **Wednesday, March 4<sup>th</sup>, 1998, at 11:00 A.M.** at the Township Office, 47 Wilmot Street South in Drumbo.

Please examine the enclosed revised schedule denoting the new proposed assessments. If you have concerns with these new assessments please forward them to the Township Office in writing no later than Wednesday, February 24<sup>th</sup>, 1998.

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1208-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to RR-18 the zone symbol of the lands so designated RR-18 on Schedule "A" attached hereto.
2. That Section 9.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"9.3.18      LOCATION: PART LOT 9, CONCESSION 6 (BLENHEIM), RR-18

9.3.18.1      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-18 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 9.1 to this By-Law.

9.3.18.2      Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-18 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

9.3.18.2.1    LOT FRONTAGE:

Minimum	68 metres
---------	-----------

9.3.18.2.2    LOT AREA:

Minimum	0.6 hectare
---------	-------------

2. -cont'd

9.3.18 LOCATION: PART LOT 9, CONCESSION 6 (BLENHEIM), RR-18

9.3.18.2 -cont'd

9.3.18.2.3 DISTANCE FROM FARM BUILDINGS:


No single-family dwelling shall be located closer than 169 metres from any existing stable, barn, shelter, pen, cage, kennel or other building or structure used to house animals or domestic fowl and any feed lot area or manure storage area in an A1 or A2 Zone.

9.3.18.2.4 That all the provisions of the RR Zone in Section 9.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 6th day of May 1998.

READ a third time and finally passed this 6th day of May 1998.

  
Donald S. Woolcott  
Mayor

(SEAL)

  
Keith Reibling  
Clerk

# SCHEDULE "A"

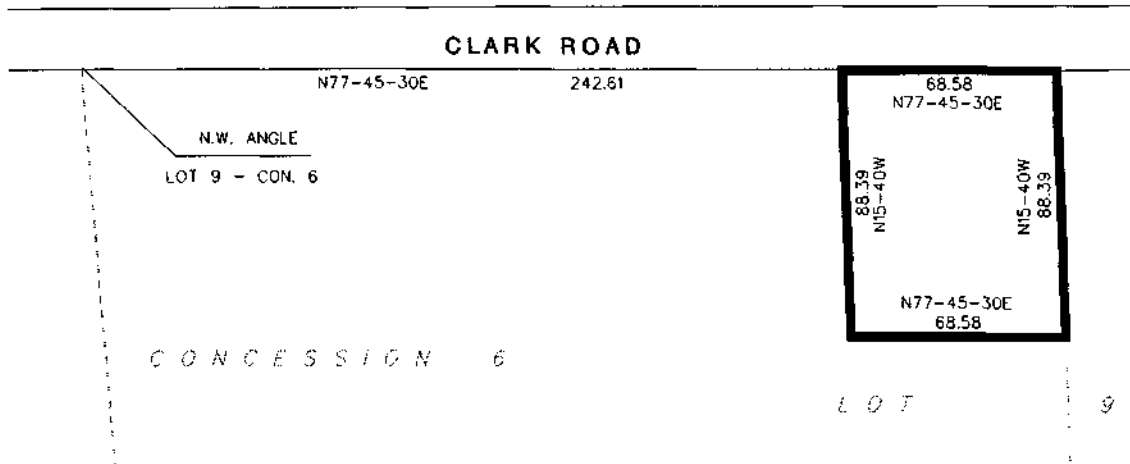
TO BY-LAW No. 1208-98

PART LOT 9, CONCESSION 6  
(BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM




CONCESSION 7



THIS IS SCHEDULE "A"

TO BY-LAW No. 1208-98, PASSED

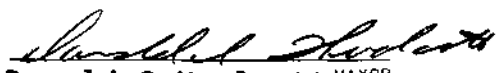
THE 6th DAY OF May, 1998

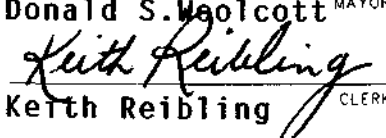
 AREA OF ZONE CHANGE TO RR-18

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Donald S. Woolcott MAYOR

  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1208-98

EXPLANATORY NOTE

The purpose of By-Law Number 1208-98 is to rezone property located on the south side of Clark Road, east of Motherall Road, comprising Part Lot 9, Concession 6 (Blenheim), municipally known as #807274 Clark Road, in the Township of Blandford-Blenheim from General Agricultural (A2) to Special Rural Residential (RR-18) to permit the residential use of the retained lot. The By-law provides a minimum lot frontage and lot area for the RR-18 lot, and establishes a minimum distance from a single detached dwelling in the RR-18 Zone to any existing livestock facility in the surrounding area. The zone change will implement a condition of approval for consent application #B-3/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by Douglas and Julianne Holmes.

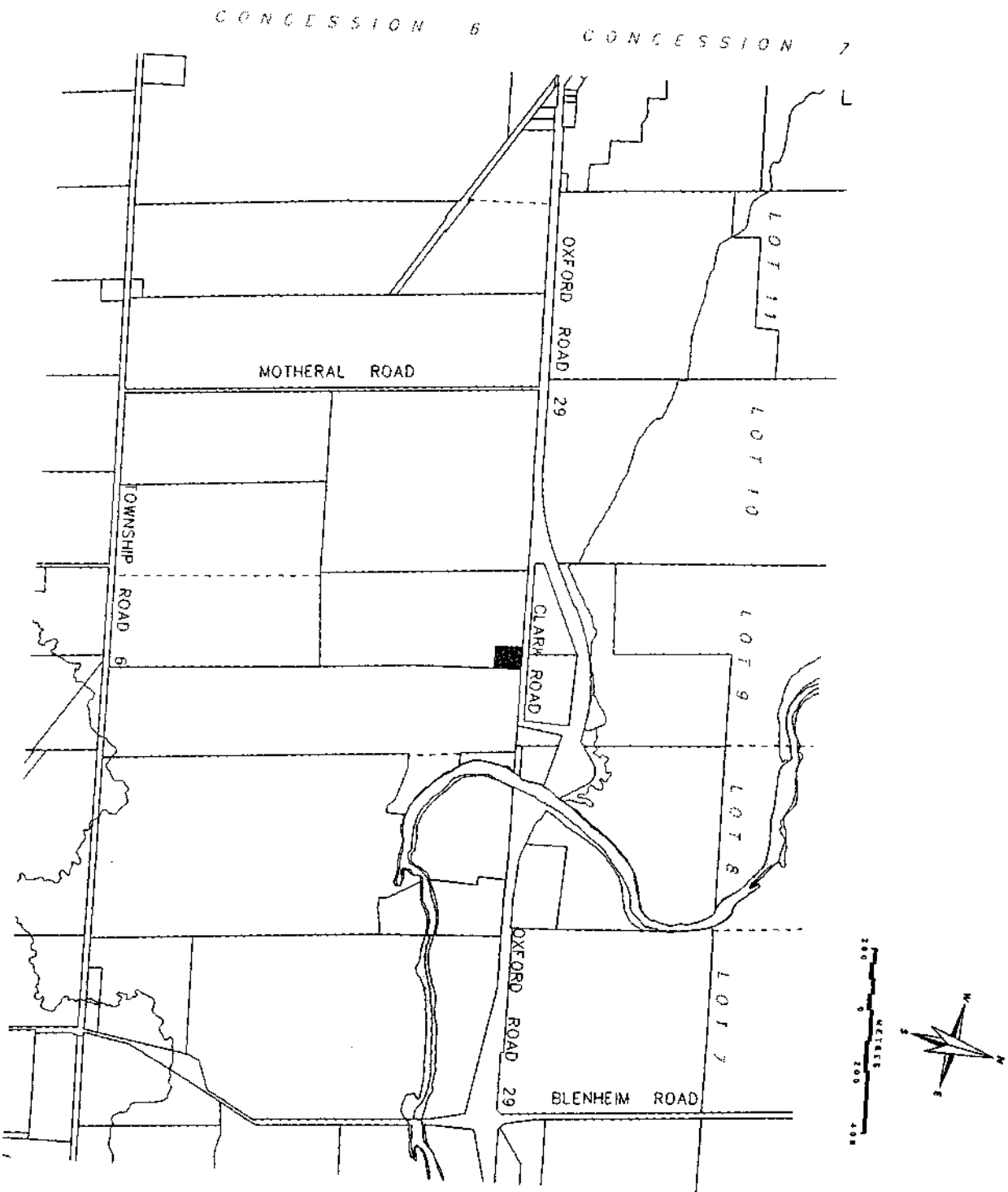
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1208-98. The public hearing was held on May 6, 1998.

Any person wishing further information relative to Zoning By-Law Number 1208-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1208-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1209-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to M3-3 the zone symbol of the lands so designated M3-3 on Schedule "A" attached hereto.
2. That Section 22.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"22.3.3        LOCATION: PART LOTS 23 & 24, CONCESSION 11 (BLENHEIM), M3-3

22.3.3.1       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any M3-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 22.1 to this By-Law.

22.3.3.2       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any M3-3 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

22.3.3.2.1     STOCKPILE SETBACK:

Where any property line abuts a Township road allowance, no setback from the property line for any stockpile shall be required.

22.3.3.2.2     PITFACE SETBACK:

Where any property boundary abuts a Township road allowance, no setback for any pitface or excavation shall be required.

2. -cont'd

22.3.3 LOCATION: PART LOTS 23 & 24, CONCESSION 11 (BLENHEIM), M3-3  
-cont'd

22.3.3.2 -cont'd

22.3.3.2.3 That all the provisions of the M3 Zone in Section 22.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this **6th** day of **May** 1998.

READ a third time and finally passed this **6th** day of **May** 1998.



Mayor Donald S. Woolcott



Clerk Keith Reibling

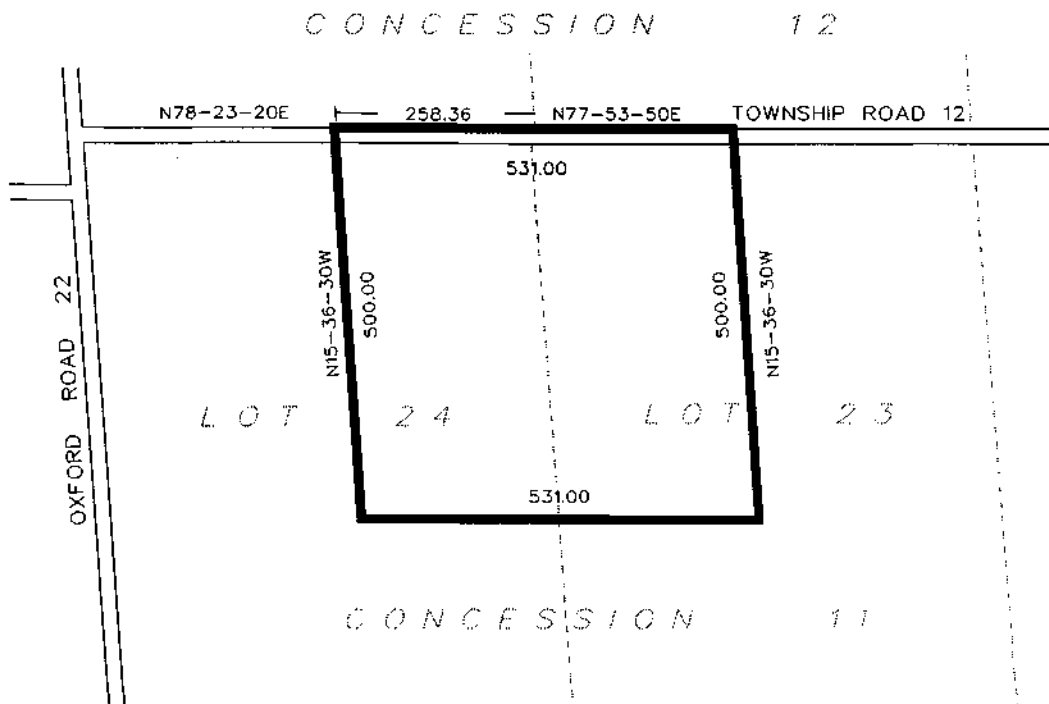


# SCHEDULE "A"

TO BY-LAW No. 1209-98

PART OF LOTS 23 AND 24, CONCESSION 11 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1209-98, PASSED

THE 6th DAY OF May, 1998



AREA OF ZONE CHANGE TO M3-3

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR

*Keith Reibling*  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1209-98

EXPLANATORY NOTE

The purpose of By-Law Number 1209-98 is to rezone property located on the south side of Township Road 12, east of Oxford Road 22, being Part Lots 23 & 24, Concession 11 (Blenheim), in the Township of Blandford-Blenheim from General Agricultural (A2) to Special Aggregate Industrial (M3-3) to permit the expansion of an existing gravel pit located on the north side of Township Road 12. The By-law also permits extraction and stockpiling up to the northerly property boundary, abutting the Township Road 12 road allowance. The applicant has signed an Agreement with the Township to temporarily relocate Township Road 12 to allow extraction on the road allowance. The area to be licensed for extraction covers 26.2 hectares (64.7 acres). The subject property is currently owned by Fritz and Hildegard Damaschke and the applicant is E&E McLaughlin Aggregates Ltd.

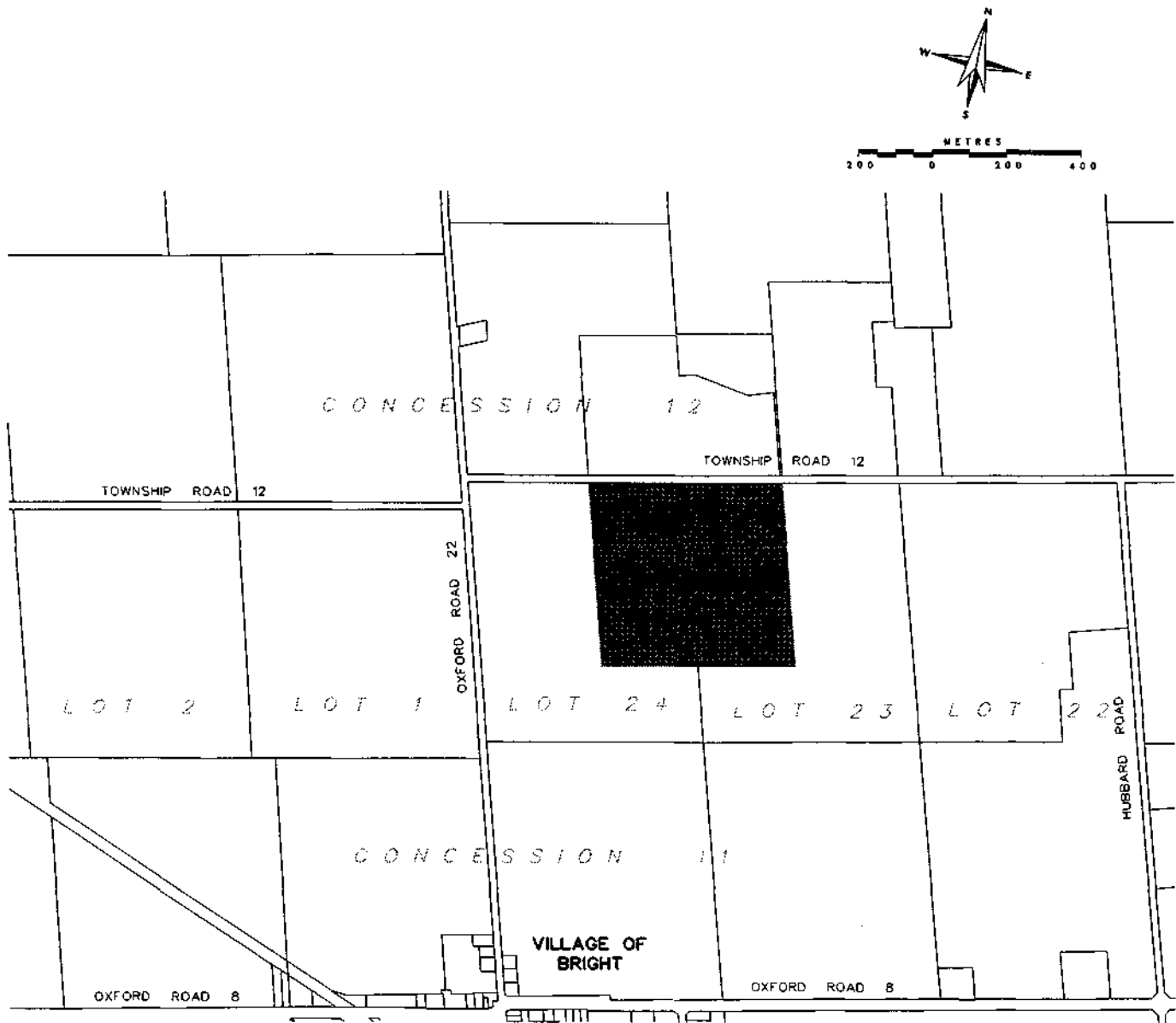
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1209-98. The public hearing was held on January 7, 1998.

Any person wishing further information relative to Zoning By-Law Number 1209-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1209-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1201-98

SEARSON DRAIN

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 2 and 3, Concession 8 (former Blenheim)

Part of the Road Allowance between Concessions 8 and 9

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$16,500.00.

**AND WHEREAS** \$16,500.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated March 17<sup>th</sup>, 1998, and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$16,500.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the total amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads as set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
8	N. Pt. L. 1 & 2 (Robert & Bonnie Edgar)	\$ 2,962.00
8	N. Pt. L. 1 & 2 (Leda Wilson)	148.00
8	N. Pt. L. 3 (828526 Ontario Inc. c/o M. Robson)	2,593.00
8	N. Pt. L. 3 (Bertha Searson)	<u>5,929.00</u>
SUB-TOTAL		\$11,632.00
Roads of Municipality		<u>4,868.00</u>

**TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM \$16,500.00**

4. For paying the sum of \$4,868.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. This by-law comes into force on the passing thereof and may be cited as **"SEARSON DRAIN BY-LAW"**.

First Reading: April 1<sup>st</sup>, 1998.

Second Reading: April 1<sup>st</sup>, 1998.

Provisionally adopted this 1st day of April, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor


  
Keith Reibling, Clerk/Administrator

Third Reading: May 20th, 1998.

Enacted the 20th day of May, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk/Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

April 6, 1998.

**TO ALL LANDOWNERS IN THE  
"SEARSON DRAIN " WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **6th** day of **May, 1998**, at **10:00 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, APRIL 24th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1210-98

Being a By-law to provide for the sale of Part of Lot 11, Block B, according to Registered Plan 199, being Part 6 of Reference Plan 41R-5934, to Andrzej Jan Adamkiewicz.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 193, and amendments thereto, provides the authority for municipal Councils to lawfully sell property of the Corporation.

**AND WHEREAS** Resolution No. 22 enacted on February 4<sup>th</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim declared the vacant parcel of land located on the east side of Muma Street in Drumbo, recently acquired by the municipality as a result of the Samuel S. Crumback tax sale, as surplus to the needs of the Township.

**AND WHEREAS** Resolution No. 14 was enacted on February 15<sup>th</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim authorizing the Clerk-Administrator to prepare the appropriate by-law to sell a portion of the vacant municipal lands to Andrzej Jan Adamkiewicz, for the sum of \$800.00 in accordance with the provisions of the Municipal Act.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim be and they are hereby authorized to execute a Deed to Andrzej Jan Adamkiewicz, for Part of Lot 11, Block B, according to Registered Plan 199, in the Township of Blandford-Blenheim, formerly Township of Blenheim, in the County of Oxford, more particularly described as PART 6 of Reference Plan 41R-5934.
2. That the legal costs associated with the transfer of land shall be borne by the purchaser.

By-law **READ** a **FIRST** and **SECOND** time this 20th day of May, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 20th day of May, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1211-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Harriet Hingston.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-30/97 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.


**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 3, Concession 6 (former Blenheim), on the north side of Township Road No. 6, at the north end of Lucy Road.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

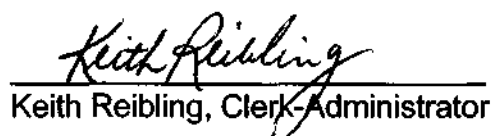
1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated May 20th, 1998, for developing lands, being composed of Part of Lot 3, Concession 6 (former Blenheim), and more particularly described as PART 1 on Reference Plan 41R-6193, between Harriet Hingston and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 20th day of May, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 20th day of May, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator



<p style="text-align: center; font-size: 24pt; font-weight: bold;">423545</p> <p>Number <b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="text-align: center; font-size: 18pt; font-weight: bold;">1998 05 22</p> <p>at <i>09530</i> Land Registry Office No. 41 <i>M. L. Green</i> Land Registrar</p> <p>New Property Identifiers <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p> <p>Executions <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 13 pages</p>		<p>(3) Property Identifier(s) Block Property 00294 0029</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>																
	<p>(4) Nature of Document Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.</p>																		
	<p>(5) Consideration -----nil----- Dollars \$</p>																		
	<p>(6) Description In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Part of Lot 3, Concession 6 (Blenheim), described as PART 1 on Reference Plan 41R-6193.</p>																		
	<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>																		
<p>(8) This Document provides as follows:</p> <p style="text-align: center; font-size: 18pt; margin-top: 20px;">See Attached Consent Agreement.</p> <p style="text-align: right; margin-top: 20px;">Continued on Schedule <input type="checkbox"/></p>																			
<p>(9) This Document relates to instrument number(s) Deed Number 272991</p>																			
<p>(10) Party(ies) (Set out Status or Interest)</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td>THE CORPORATION OF THE TOWNSHIP</td> <td></td> <td></td> </tr> <tr> <td>OF BLANDFORD-BLENHEIM (the "Township")</td> <td></td> <td></td> </tr> <tr> <td>by its Clerk-Administrator Keith Reibling</td> <td><i>Keith Reibling</i></td> <td>1998 05 20</td> </tr> </tbody> </table>					Name(s)	Signature(s)	Date of Signature			Y M D	THE CORPORATION OF THE TOWNSHIP			OF BLANDFORD-BLENHEIM (the "Township")			by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 05 20
Name(s)	Signature(s)	Date of Signature																	
		Y M D																	
THE CORPORATION OF THE TOWNSHIP																			
OF BLANDFORD-BLENHEIM (the "Township")																			
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 05 20																	
<p>(11) Address for Service 47 Wilmot Street South, DRUMBO, Ontario.</p>																			
<p>(12) Party(ies) (Set out Status or Interest)</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td>HARRIET HINGSTON</td> <td></td> <td>1998 05 20</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Name(s)	Signature(s)	Date of Signature			Y M D	HARRIET HINGSTON		1998 05 20						
Name(s)	Signature(s)	Date of Signature																	
		Y M D																	
HARRIET HINGSTON		1998 05 20																	
<p>(13) Address for Service R, R, #2, DRUMBO, Ontario. NOJ 1G0</p>																			
<p>(14) Municipal Address of Property R.R. #2, Drumbo, Ontario. NOJ 1G0</p>	<p>(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. NOJ 1G0</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">50.00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td><b>Total</b></td> <td> </td> </tr> </tbody> </table>		Fees and Tax		Registration Fee	50.00					<b>Total</b>						
Fees and Tax																			
Registration Fee	50.00																		
<b>Total</b>																			

**CONSENT AGREEMENT**  
**HINGSTON SEVERANCE**  
**PART OF LOT 3, CONCESSION 6,**  
**TOWNSHIP OF BLANDFORD-BLENHEIM**  
**(Formerly Township of Blenheim)**

THIS AGREEMENT made on the 20th day of May 1998

BETWEEN:

HARRIET L. HINGSTON

Hereinafter called the "Owner"  
OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Hereinafter called the "Township"  
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the north side of the road allowance between Concessions 5 and 6, at the end of Lucy Road, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B-30/97) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated June 5, 1997, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

1.2 All work to conform to approved plan

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

1.3 Construction Within Township Right-of-Way

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the Township's satisfaction.

1.4 Owner to notify lot purchaser of his obligations

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

1.5 Owner to employ Engineer for design

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare a site specific plan for the lot showing the grading and drainage, the driveway, and the location of the septic system. This shall be done prior to applying for a building permit.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the site specific plan, specifications, work, etc. of this Engineer.

1.6 Other Work

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

1.7 Liability

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 14, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

1.8 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE MATTERS

2.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the site specific plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

3. DRIVEWAY

3.1 General

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.

3.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

3.3 Specifications

The driveways and culverts shall be constructed in accordance with the requirements of Schedule C.

4. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

4.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

5. PARKLAND FEES

5.1 Paying into Township's Reserve Account

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deeds.

6. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The Township may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

7. BOULEVARDS

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

8. WATER SUPPLY

8.1 General

Individual or private water supply will be the responsibility of the Owner or the Lot Purchaser.

Any well shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines and policies.

Although the Township is unaware of any problems with the ground water or existing wells in the area, the owner or lot purchaser is advised to ensure the availability of a potable water supply prior to any construction.

9. SEWAGE DISPOSAL

9.1 General

Individual or private septic systems will be the responsibility of the Owner or the Lot Purchaser.

The septic system shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines & policies.

The Owner agrees to provide details of any proposed septic system on the site specific plan.

9.2 Timing

No building permits will be issued unless the applicant has the required Certificate of Approval from the Health Unit at the time of applying for the building permit.

10. CONSTRUCTION ON THE LOT

10.1 Work to be in Accordance with Approved Plan

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

10.2 Lot Purchaser's Obligation to Prepare Site Plan

The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan.

The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan or shall approve it if prepared by anyone else. The lot purchaser is responsible for implementing the site specific plan once approved.

10.3 Approval of Site Specific Plan Prior to Issuance of Building Permits

The site specific plan required by Section 10.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

10.4 Deposits, Certificate of Lot Grading

These matters shall be attended to in accordance with Section 14 hereto.

10.5 Timing

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

10.6 Changes

All work on the lot is to be in accordance with the approved plan and in accordance with the site specific plan for the property subject only to such changes as are approved by the Township in writing.

10.7 Ultimate Responsibility

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 14.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

11. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES

11.1 Review of Plans, Assistance in Finalizing the Consent Agreement

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

11.2 Inspection of Construction by Township Engineer

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

11.3 Township Legal and Engineer's Costs

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 14 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

11.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser

These services of the Township Engineer will be separate from the above and are covered in Section 14 hereto.

12. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED

Prior to the Township's stamping of the deed(s) for any new building lots created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the sum for parkland fees as required by Section 6.
3. Have paid all outstanding accounts of the Township, including those required by Section 11.3.
4. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 17.
5. Have executed this agreement with the Township.

13. BUILDING PERMITS

13.1 Building Permit Format

Prior to applying for a building permit, the site specific plan as required by Section 11.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

13.2 Development Charges

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

13.3 Other Matters to be Attended to Prior to Issuance of a Building Permit

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

14. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS

14.1 Amount of Security

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with site specific plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

14.2 Owner of Security

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

14.3 Security to be Drawn on if Default

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

14.4 Township Engineer's Costs

Based on a one time review of the site specific plan, a one time review of the foundation certificate and a one time review of lot grading and driveway work, the estimated cost of the Township Engineer will be \$250.00. If the Township Engineer prepares the site specific plan and does the survey work for the foundation elevation checking, an additional estimated cost of \$300 will be involved. Multiple trips or revisions to plan may increase these fees.

**14.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's initial costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**14.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself enter upon the lot and complete the lot grading at the expense of the security deposit.

**14.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved site plan, sod has been placed or there is an established growth from seeding.

**15. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

**16. REGISTRATION OF THIS AGREEMENT**

16.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

16.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

**17. EASEMENTS, BLOCKS**

None are required.



18. MISCELLANEOUS

18.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

18.2 Variations

All work is to be in accordance with the approved plan and in accordance with the site specific plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

19. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Keith Reibling

(SEAL)

OWNER

Harriet Hingston  
Per Harriet L. Hingston

TOWNSHIP OF BLANDFORD-  
BLENHEIM

Donald S. Woolcott  
Mayor - Donald S. Woolcott

Keith Reibling  
Clerk - Keith Reibling

**SCHEDULE "A"**

Agreement Dated the 20th day of May 1998.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Part of Lot 3 Concession 6 and more particularly described as Part 1 on Reference Plan 41R- 6193.

**SCHEDULE "B"**

**CONSENT CONDITIONS**

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

north side of the road allowance between Concessions 5 and 6, at the end of Lucy Road, Pt Lot 3, Concession 6, Township of Blandford-Blenheim, formerly Blenheim.

**CONDITIONS:**

1. *The lot to be severed and the parcel to be retained be appropriately re-zoned.*
2. *The applicant enter a Severance Agreement with the Township of Blandford-Blenheim for the development of the severed lot, to include stormwater management, lot grading and drainage assessment re-apportionment.*
3. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
4. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 22, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall elapse.*

*Dated this 5th day of June, 1997.*

**SCHEDULE "C"**

**C.1 DRAINAGE**

a) Road Ditches

Existing drainage pattern to be maintained

b) Sump Pumps

The foundation drain shall be connected to a sump pump which shall discharge to the surface.

**C.2 DRIVEWAY**

a) Dimensions

The minimum width shall be 3.5m and the maximum width is to be 6.0m.

b) Materials

- 250mm minimum Granular A

## CONCESSION 6



## LEGEND

**EXISTING FLEV**

EXISTING CONTOUR

PROPOSED SOUTH  
FLOW DIRECTION

== PROPOSED DRAINAGE SWALE

160 PROPOSED MINIMUM GROUND ELEVATION

**BENCHMARK: TOP OF S.I.B.**

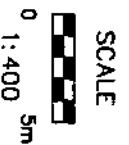
ASSUMED FLEV 30.00

ELEVATION TO BE 30.20

MINIMUM GARAGE FLOOR  
ELEVATION 30.05

**GENERAL NOTES**

1. LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS OF THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.
2. THIS PLAN PROVIDES FOR A HOUSE TO BE CONSTRUCTED IN THE APPROX. LOCATION SHOWN. IF A DIFFERENT LOCATION IS PROPOSED THE OWNER SHALL PROVIDE A REVISED PLAN TO THE TOWNSHIP FOR THEIR APPROVAL.
3. LOCATION OF WELL IS APPROXIMATE.
4. LOCATION OF SEPTIC TIE FIELD IS APPROXIMATE BUT MUST BE IN ACCORDANCE WITH THE HEALTH UNIT'S REGULATIONS.
5. DRAINAGE TO BE DIRECTED AROUND THE BED.



FOR PART OF LOT 3 CONC 6 FORMER TWP OF BLENHEIM  
TOWNSHIP OF BLANDFORD-BLENHEIM COUNTY OF OXFORD

**K. SMART ASSOCIATES LIMITED**  
**CONSULTING ENGINEERS AND PLANNERS**  
**85 MCINTYRE DRIVE, N2R 1H6**  
**KITCHENER, ONTARIO**

JOB NUMBER

97216

DATE  
MAY 14, 1998

**DRAWING NUMBER**

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1212-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to A2-40 the zone symbol of the lands so designated A2-40 on Schedule "A" attached hereto.
2. That Section 8.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"8.3.40        LOCATION: PART LOT 4, CONCESSION 5 (BLANDFORD), A2-40

8.3.40.1       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-40 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

an accessory single detached dwelling, existing at the time of the passing of this By-law, together with any additions or alterations made after the passing of the By-law;

a farm, including a barn and accessory building, existing at the time of the passing of this By-law, together with any additions or alterations to the existing barn or accessory building made after the passing of the By-law.

8.3.40.2       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-40 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

8.3.40.2.1     LOT AREA:

Minimum		20 hectares
---------	--	-------------

8.3.40.2.2     NUMBER OF ANIMAL UNITS:

Maximum		12
---------	--	----

2. -cont'd

8.3.40 LOCATION: PART LOT 4, CONCESSION 5 (BLANDFORD). A2-40  
-cont'd

8.3.40.2 -cont'd

8.3.40.2.3 SPECIAL PROVISIONS FOR FARMS:

No stable, barn, shelter, pen, cage, kennel, or other building or structure used to house animals or domestic fowl, and no feed lot area or manure storage area shall be located within:

90 metres of any Residential Zone or  
45 metres from any street line

8.3.40.2.4 That all the provisions of the A2 Zone in Section 8.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 3rd day of June 1998.

READ a third time and finally passed this 3rd day of June 1998.



Mayor Donald S. Woolcott

(SEAL)



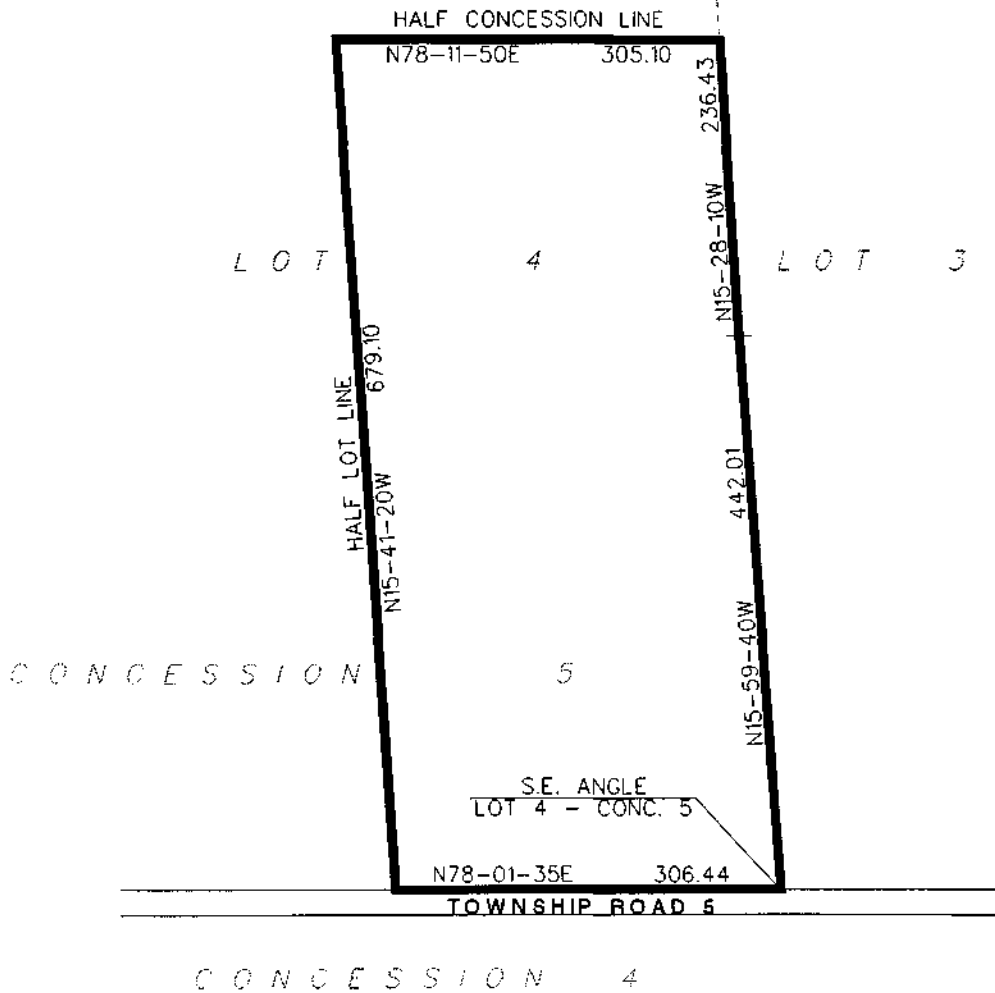
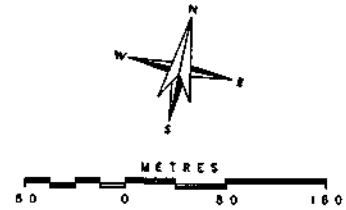
Clerk Keith Reibling

# SCHEDULE "A"

TO BY-LAW No. 1212-98

PART LOT 4, CONCESSION 5 (BLANDFORD)  
PART 1, REFERENCE PLAN 41R-470


TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1212-98, PASSED



THE 3rd DAY OF June, 1998

 AREA OF ZONE CHANGE TO A2-40

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Donald S. Woolcott MAYOR  
  
Keith Reibling CLERK



TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1212-98

EXPLANATORY NOTE

The purpose of By-Law Number 1212-98 is to rezone property located on the north side of Township Road 5, east of Blandford Road and west of Highway No. 401, comprising Part Lot 4, Concession 5 (Blandford), shown as Part 1 on Reference Plan 41R-470, in the Township of Blandford-Blenheim from Open Space (OS) to Special General Agricultural (A2-40) to permit the agricultural use of the subject property. The subject property covers an area of 20.6 hectares (51 acres), which is primarily wetland and significant woodlot. The A2-40 Zone limits the use of the property to the existing structures together with any additions, and restricts the number of animal units to a maximum of 12. The subject property is currently owned by Leroy Lockwood.

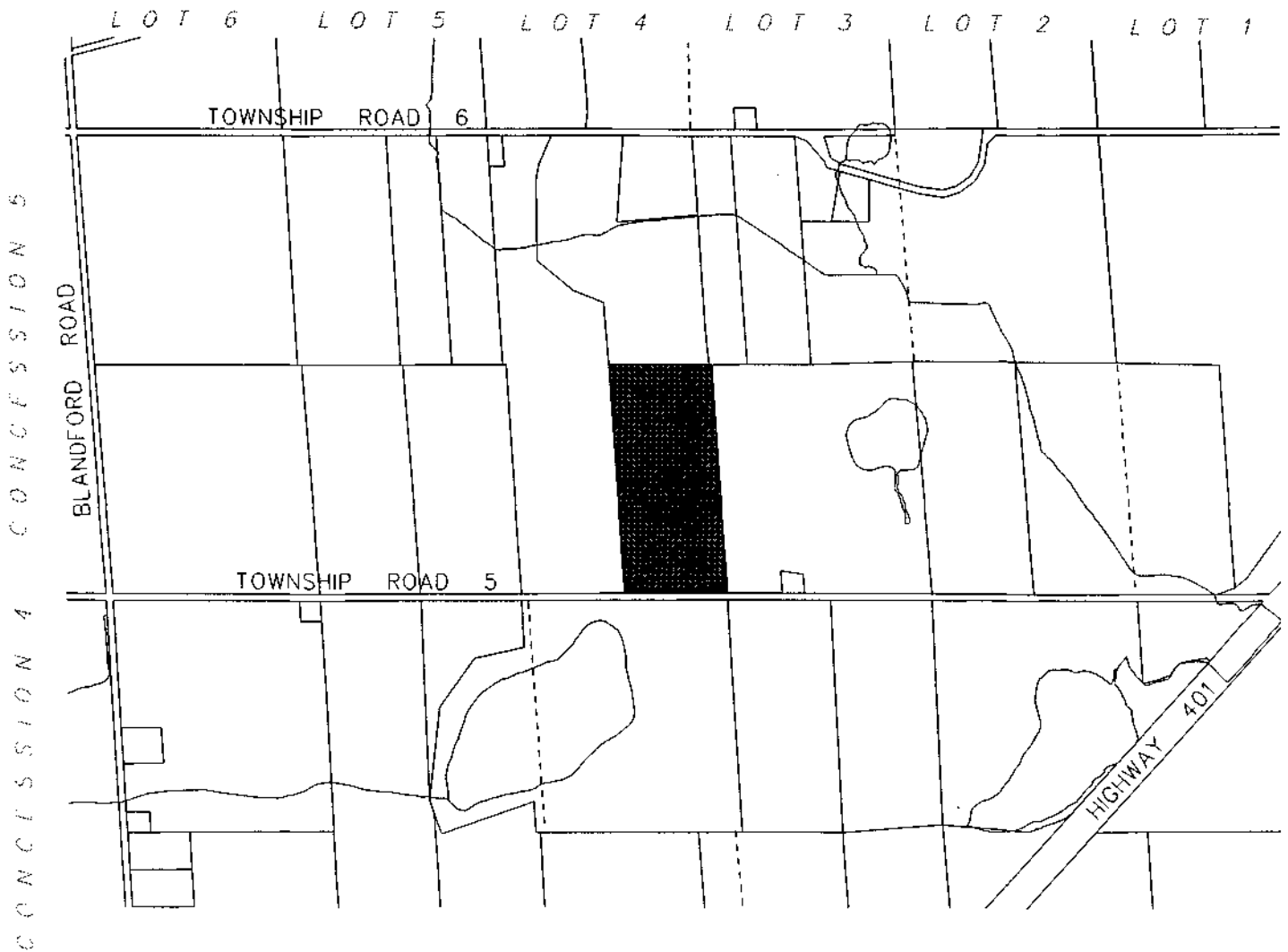
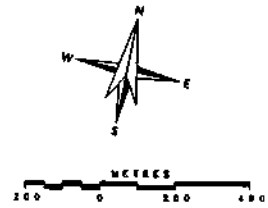
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1212-98. The public hearing was held on June 3, 1998.


Any person wishing further information relative to Zoning By-Law Number 1212-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



 LANDS TO WHICH BYLAW **1212-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD



8.3.29.2.1 STREET FRONTAGE REQUIRED:

Notwithstanding the provisions of Section 6.15 to the contrary, a building or structure may be erected within any A2-29 Zone.

8.3.29.2.2 LOT AREA:

Minimum	10 hectares
---------	-------------

8.3.29.2.3 That all the provisions of the A2 Zone in Section 8.2 of By-law Number 466-82, as amended, shall apply, and further that all other provisions of By-law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

2. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

\*\* Amended by Ontario Municipal Board Order Number 1490 dated June 15<sup>th</sup>, 1998.

(SEAL)

  
Clerk Keith Reibling

*Revealed*  
*18th 11*

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1214-98

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 3, 4 and 5, Concession 3 (former Blandford)

Part of Lots 3, 4, 5, 6 and 7, Concession 4 (former Blandford)

Part of Lots 4 and 5, Concession 5 (former Blandford)

Part of the Blandford Road

Part of Township Roads 4 and 5 (former Blandford)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$75,100.00.

**AND WHEREAS** \$75,100.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1998 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated May 29th, 1998 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$75,100.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION AMOUNT	PARCEL OF LAND OR PART THEREOF	TOTAL ASSESSED
3	N. Pt. L. 3 & 4 (Victor & Marguerite Pimentel)	\$ 99.00
3	N. Pt. L. 4 (394075 Ontario Ltd.)	87.00
3	N. Pt. L. 4 & 5 (Gary Brown)	40.00
3	N. Pt. L. 4 (David & Rosa Herman)	22.00
3	N. Pt. L. 4 (Donald & Victoria Dempsey)	18.00
3	N. Pt. L. 4 (Leonard & Barbara Wright)	15.00
3	N. Pt. L. 4 (G. Bruce & Phyllis Beemer)	18.00
3	Pts. L. 4 & 5 (Joseph & Shirley Nemeth)	109.00
3	W. Pt. L. 5 (Joseph Nemeth)	175.00
3	E. Pt. L. 5 (Ronald & Shirley Brown)	163.00
3	W. Pt. L. 5 (Timothy Wettlaufer & Denise Ramore)	17.00
3	Pt. 6 (Joseph Nemeth)	4,290.00
3	N. Pt. L. 7 (William & Rose Marie Clark)	4,041.00
3	N. Pt. L. 7 (Robert & Lynda Pozzobon)	760.00
4	S. Pts. L. 3 & 4 (Sherwood Lefler)	471.00
4	S. Pt. L. 4 (Walter & Theresa Lednicky)	899.00
4	S. Pt. L. 5 (Stephen & Jacqueline Lisovec)	496.00
4	W. Pt. L. 5 (Wendell & Florence Smith)	142.00
4	W. Pt. L. 5 (Wayne & Jane Uncer)	2,817.00
4	S. Pt. L. 6 (Beverly Ede)	5,248.00
4	S. Pt. L. 6 (George Wells)	681.00
4	S. Pt. L. 6 (Calix & Carolyn Terpstra)	681.00
4	L. 7 (Edward Down)	21,101.00
4	N. Pt. L. 3 (Sherwood Lefler)	201.00
4	N. Pt. L. 4 (Four Ninety Eight Queens Ave. Ltd.)	758.00
4	N. Pt. L. 5 (Joseph Kovacs)	157.00
4	N. Pt. L. 5 (Four Ninety Eight Queens Ave. Ltd. )	243.00

CONCESSION AMOUNT	PARCEL OF LAND OR PART THEREOF	TOTAL ASSESSED
4	N. Pt. L. 6 (Joseph Kovacs)	101.00
4	N. Pt. L. 6 (Joseph Kovacs)	1,606.00
4	N. Pt. L. 6 (Leroy & Helen Kellestine)	508.00
4	Pt. 6 (Stephen & Merle Kember)	11.00
4	Pt. 6 (Wm. Chesney & Sons Ltd.)	176.00
4	S. Pt. L. 5 (U.T.R.C.A.)	114.00
4	N. Pt. L. 4 (Thomas & Jennifer Michael)	127.00
	Special Assessment to Esso (Imperial Oil)	<u>2,780.00</u>
	SUB-TOTAL	\$49,172.00
	Township Roads	13,708.00
	Special Assessment to Township Roads	<u>12,220.00</u>
	<b>TOTAL ASSESSMENT - TOWNSHIP OF</b>	
	<b>BLANDFORD-BLENHEIM</b>	<b><u>\$75,100.00</u></b>

4. For paying the sum of \$25,928.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
6. This by-law comes into force on the passing thereof and may be cited as **"CRANBERRY LAKE DRAIN 1998 BY-LAW"**.

First Reading: July 2nd, 1998.

Second Reading: July 2nd, 1998.

Provisionally adopted this 2nd day of July, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: \_\_\_\_\_

Enacted the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Donald S. Woolcott, Mayor

(SEAL)

\_\_\_\_\_  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

July 6, 1998.

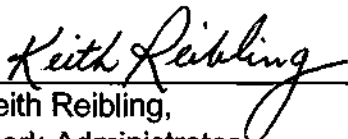
**TO ALL LANDOWNERS IN THE  
"CRANBERRY LAKE DRAIN " WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **5th** day of **August, 1998**, at **11:15 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JULY 24th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1215-98

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 6, 7 and 8, Concession 13 (former Blandford)

Part of Lots 7 and 8, Concession 14 (former Blandford)

Part of the Blandford Road

Part of Township Road 14 (former Blandford)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$55,000.00.

**AND WHEREAS** \$55,000.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1998 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated May 29, 1998 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$55,000.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

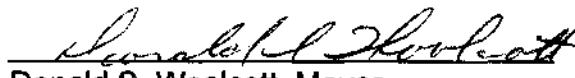
CONCESSION AMOUNT	PARCEL OF LAND OR PART THEREOF	TOTAL ASSESSED
13	Pt. L. 6 (Calhaven Farms Ltd.)	\$ 3,478.00
13	Pt. L. 7 (Calhaven Farms Ltd.)	25,718.00
13	Pt. Lt. 6 (My-Pa Farms Inc.)	1,577.00
13	Pt. L. 7 & Pt. L. 8 (Manfred Hilgers)	8,290.00
13	Pt. L. 7 (Ivan Christiaens)	2,440.00
14	Pt. L. 7 (My-Pa Farms Inc.)	3,668.00
14	Pt. L. 8 (My-Pa Farms Inc.)	1,285.00
14	Pt. L. 7 (Richard Gerber)	<u>420.00</u>
SUB-TOTAL		\$46,856.00
Township Roads		<u>8,144.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF</b>		
<b>BLANDFORD-BLENHEIM</b>		<b><u>\$55,000.00</u></b>

4. For paying the sum of \$8,144.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. This by-law comes into force on the passing thereof and may be cited as **"RISK DRAIN 1998 BY-LAW"**.

First Reading: July 2nd, 1998.

Second Reading: July 2nd, 1998.

Provisionally adopted this 2nd day of July, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: August 19th, 1998.

Enacted the 19th day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

July 6, 1998.

**TO ALL LANDOWNERS IN THE  
"RISK DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**  
The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **5th** day of **August, 1998**, at **2:00 P.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JULY 24th, 1998.**

A handwritten signature in cursive script, reading "Keith Reibling", is written over a horizontal line.

Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1217-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to V the zone symbol of the lands so designated V on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 2nd day of July 1998.

READ a third time and finally passed this 2nd day of July 1998.

  
\_\_\_\_\_

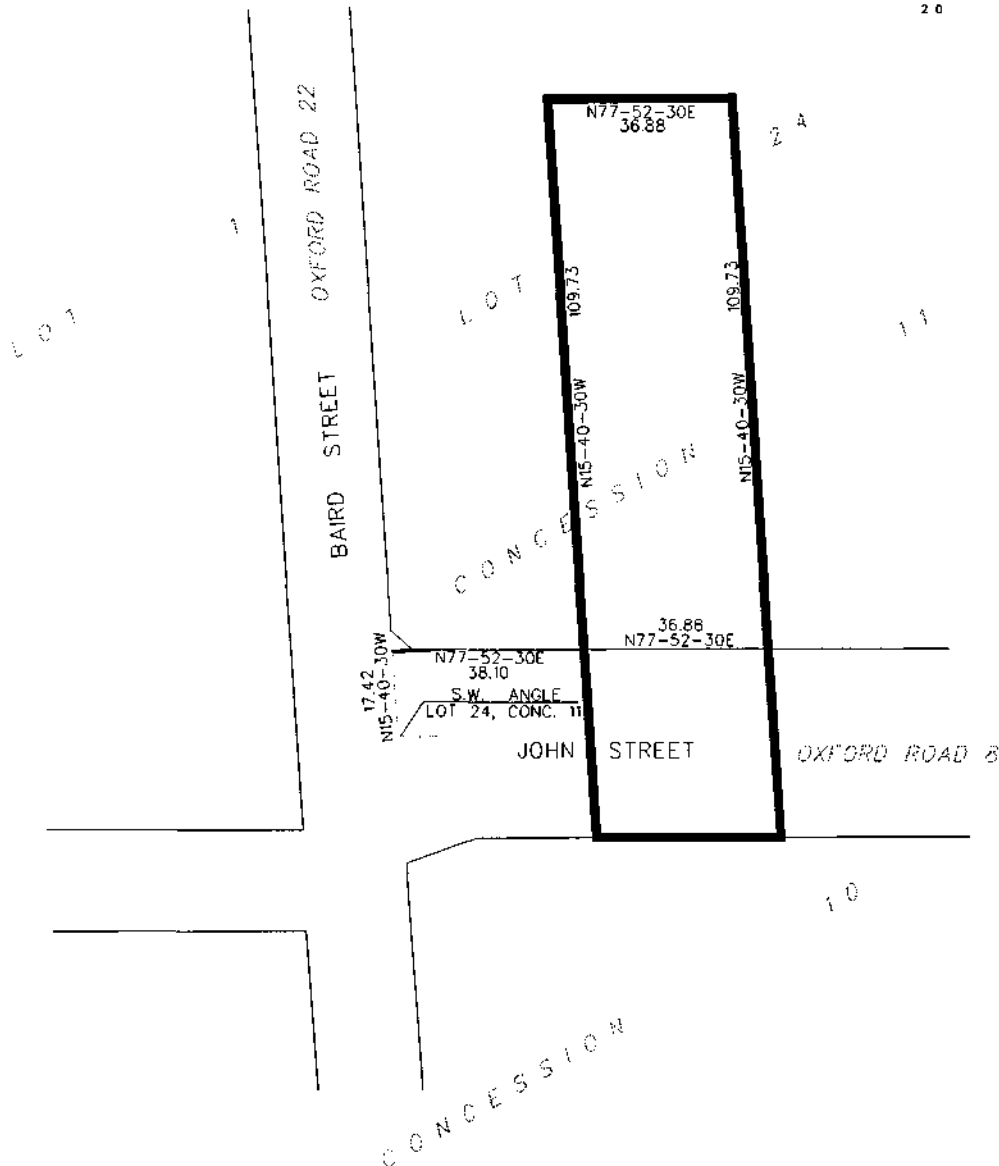
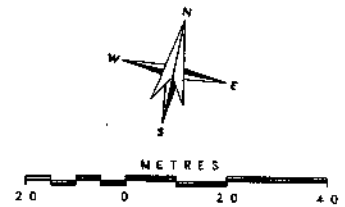
Mayor Donald S. Woolcott

(SEAL)

  
\_\_\_\_\_

Clerk Keith Reibling

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1217-98 PASSED

THE 2nd DAY OF July, 1998



AREA OF ZONE CHANGE TO V

NOTE: ALL DIMENSIONS IN METRES

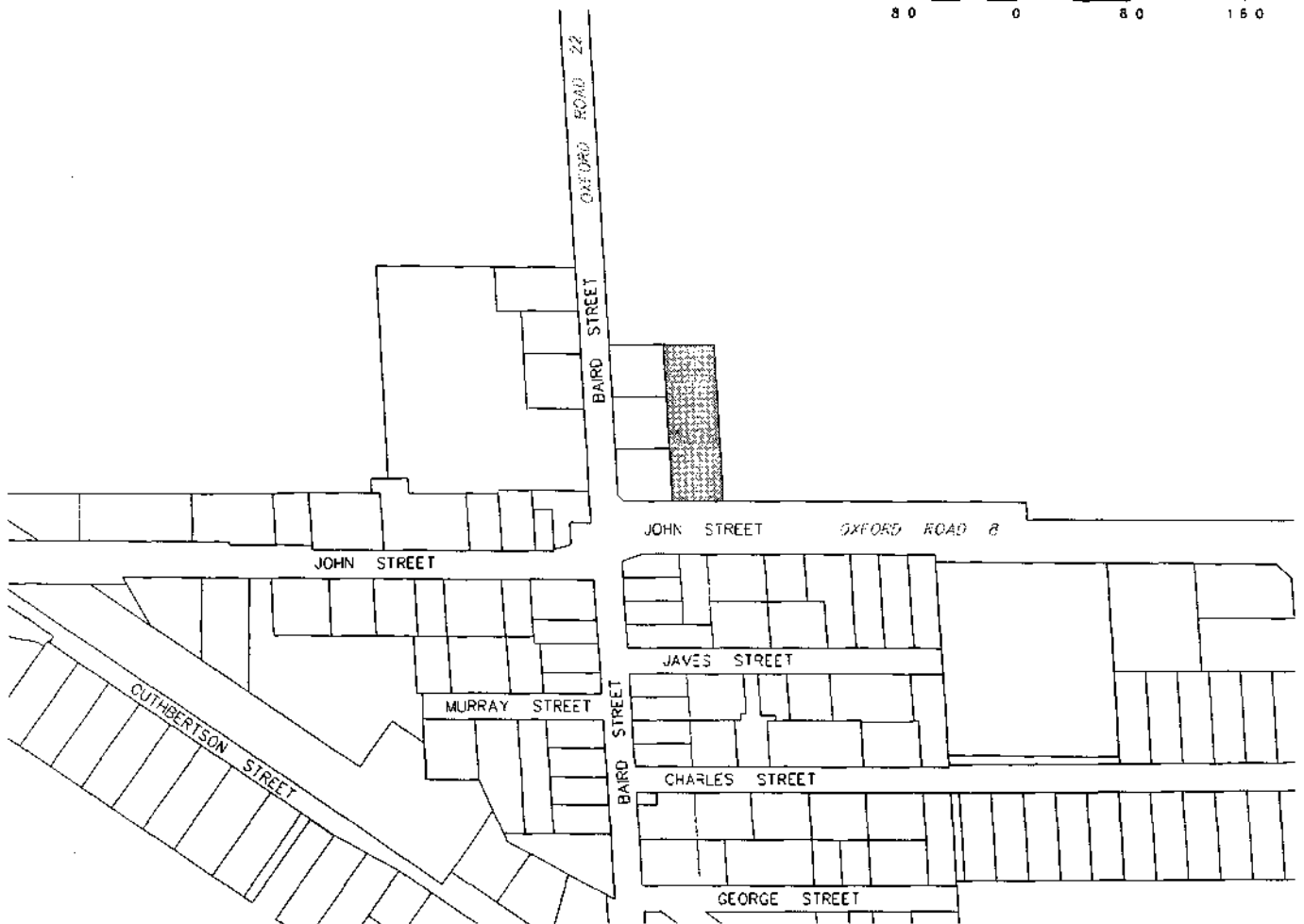


LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott CLERK

*Keith Reibling*  
Keith Reibling CLERK

# KEY MAP



LANDS TO WHICH BYLAW **1217-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1217-98

EXPLANATORY NOTE

The purpose of By-Law Number 1217-98 is to rezone property located north of John Street East (County Road 8), east of Baird Street North (County Road 22), in the Village of Bright, comprising Part Lot 24, Concession 11 (Blenheim), in the Township of Blandford-Blenheim from 'Restricted Agricultural (A1)' to 'Village (V)' to permit the use of the lands for an office. The parcel to be rezoned, which covers an area of 0.4 hectare (1 acre), is to be added to the property to the west, owned by the North Blenheim Mutual Insurance Company, to be used for an addition to the office building and parking. The zone change will implement a condition of approval for consent application #B-36/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by Ingrid Reyers.

The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1217-98. The public hearing was held on July 2, 1998.

Any person wishing further information relative to Zoning By-Law Number 1217-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1218-98

A By-Law to designate certain lands within the Township of Blandford-Blenheim as a Site Plan Control Area.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM enacts as follows:

1. That the lands described as 'Lands Designated under Site Plan Control' on the attached Schedule "A" which forms part of this by-law, are hereby designated as a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this **2nd** day of **July**, 1998.

READ a third time and finally passed this **2nd** day of **July**, 1998.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

  
Donald S. Woolcott Mayor

(SEAL)

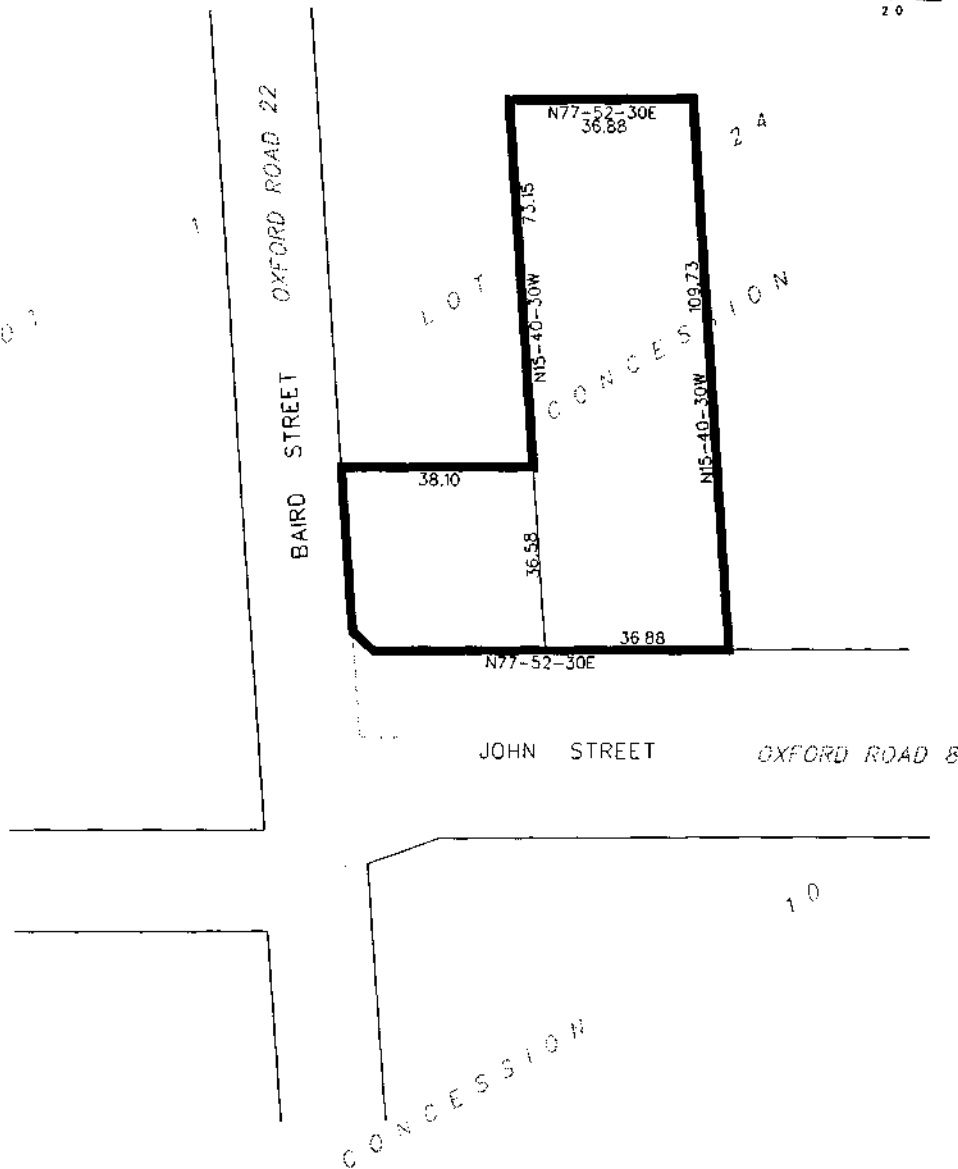
  
Keith Reibling Clerk

# SCHEDULE "A"

TO BY-LAW No. 1218-98


PART LOT 24, CONC. 1" (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"


TO BY-LAW No. 1218-98, PASSED  
THE 2nd DAY OF July, 1998

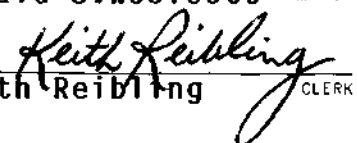
 LANDS DESIGNATED UNDER  
SITE PLAN CONTROL

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Donald S. Woolcott MAYOR

  
Keith Reibling CLERK

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1219-98

Being a By-law to amend By-law Number 506-83, as amended, being a By-law to appoint certain municipal officials.

**WHEREAS** the Act to Revise the Building Code Act, R.S.O. 1992, Chapter C.23, Section 3 (2), provides that every Township shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the Act.

**AND WHEREAS** Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45, provides that Councils of all municipalities may appoint such officers and employees as may be necessary for the purposes of the Corporation.

**AND WHEREAS** Council deems it desirable to have an alternative person performing the duties of Chief Building Official and By-law Enforcement Officer during sickness and vacation periods.

**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Section 4 of By-law Number 506-83, is amended, is hereby amended by adding the following subsection:
  - 1.1 "Section 4.2". That Ken Turner is hereby appointed Acting Chief Building Official, pursuant to Section 3(2) of the Building Code Act, R.S.O. 1992, Chapter C.23, and amendments thereto; and Assistant Chief By-law Enforcement Officer, pursuant to Section 207(45) of The Municipal Act, R.S.O. 1990, Chapter M.45.
2. That Section 7 to By-law Number 506-83, as amended, is hereby further amended by adding the following title to the subsection:
  - 2.1 "Section 7.2":  
Assistant By-law Enforcement Officer - Number 013
3. Reference to Assistant By-law Enforcement Officer; Number 011 (Gregory Goodall) in By-law Number 1014-94, enacted the 4<sup>th</sup> day of May, 1994, is hereby repealed.
4. The terms of this By-law shall take effect on the 22nd day of July, 1998.

By-law **READ** a **FIRST** and **SECOND** time this 22nd day of July, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 22nd day of July, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk/Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1303-2000

Being a By-law to amend By-law Number 1219-98, being a By-law to appoint certain municipal officials.

**WHEREAS** the Act to Revise the Building Code Act, R.S.O. 1992, Chapter C.23, Section 3(2), and amendments thereto, provides that every Township shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the Act.

**AND WHEREAS** Section 207(45) of the Municipal Act, R.S.O. 1990, Chapter M.45, and amendments thereto, provides that Councils of all municipalities may appoint such officers and employees as may be necessary for the purposes of the Corporation.

**AND WHEREAS** Council deems it desirable to have an alternative person performing the duties of Chief Building Official and By-law Enforcement Officer during sickness and vacation periods.

**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:


1. That Section 1.1 of By-law Number 1219-98 is hereby deleted and the following section hereby substituted:
  - 1.1. "Section 4.2". That R.A. (Bob) Sholtnauk is hereby appointed Acting Chief Building Official, pursuant to Section 3(2) of the Building Code Act, R.S.O. 1992, Chapter C.23, and amendments thereto; and Assistant Chief By-law Enforcement Officer, pursuant to Section 207(45) of The Municipal Act, R.S.O. 1990, Chapter M.45.
2. That Section 4 of By-law Number 1219-98 is hereby deleted.
3. The terms of this By-law shall take effect on the 1<sup>st</sup> day of May, 2000.

By-law **READ** a **FIRST** and **SECOND** time this 19<sup>th</sup> day of April, 2000.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 19<sup>th</sup> day of April, 2000.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1220-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Ficzero & Sons Ltd.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-50/97 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Lots 16 & 17, Reg. Plan 65 and Part of Lot 13, Concession 1 (former Blenheim), on the north side of Gissing Street.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated July 2nd, 1998, for developing lands, being composed of Lots 16 & 17, Reg. Plan 65 and Part of Lot 13, Concession 1 (former Blenheim), and more particularly described as PART 1 on Reference Plan 41R-6106, between Ficzero & Sons Ltd. and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 22nd day of July, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 22nd day of July, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

<p>FOR OFFICE USE ONLY</p> <p style="font-size: 24pt; font-weight: bold;">425119</p> <p>Number <b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="font-size: 18pt; font-weight: bold;">1998 07231</p> <p>at 12 St. <i>M. Z. Reibling</i> Land Registry Office No. 41 Land Registrar</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions Additional: See Schedule <input type="checkbox"/></p>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 15 pages		
		(3) Property Identifier(s)		Block 00279 00279	Property 0242 0243	Additional: See Schedule <input type="checkbox"/>
		(4) Nature of Document Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.				
		(5) Consideration -----nil----- Dollars \$				
(6) Description In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Lots 16 and 17, Registered Plan 65 and Part of Lot 13, Concession 1 (Blenheim), described as PART 1 on Reference Plan 41R-6106.						
		(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		
				(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		
(8) This Document provides as follows:  See Attached Consent Agreement.						
Continued on Schedule <input type="checkbox"/>						
(9) This Document relates to instrument number(s) Deed Number B5372						
(10) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
THE CORPORATION OF THE TOWNSHIP						
OF BLANDFORD-BLENHEIM (the "Township")						
by its Clerk-Administrator Keith Reibling		<i>Keith Reibling</i>		1998 07 22		
(11) Address for Service 47 Wilmot Street South, DRUMBO, Ontario.						
(12) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
FICZERE & SONS LTD.				1998 07 22		
(13) Address for Service 2260 Mansfield Drive, Burlington, Ontario. L7T 3J4						
(14) Municipal Address of Property 67 Gissing Street, Princeton, Ontario. N0J 1V0		(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0		Fees and Tax		
				Registration Fee		
				Total		
				50		

**CONSENT AGREEMENT**

**FICZERE SEVERANCE**

**LOTS 16 & 17 PLAN 65 and PART OF LOT 13, CONCESSION 1**

**TOWNSHIP OF BLANDFORD-BLENHEIM  
(Formerly Township of Blenheim)**

**THIS AGREEMENT** made on the 2nd day of July 1998

**BETWEEN:**

**FICZERE & SONS LTD.**

Hereinafter called the "Owner"  
OF THE FIRST PART

**AND:**

**THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM**

Hereinafter called the "Township"  
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the north side of Gissing Street, west of McQueen Street in the Village of Princeton, Lots 16 & 17 Reg. Plan 65 and Part of Lot 13, Concession 1, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B-50/97) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated August 7, 1997, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

**1.2 All Work to Conform to Approved Plan**

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

**1.3 Construction of Work on Public Roads**

The Township will have constructed the works (roads, storm drainage, and private drain connections) required on the public roads (called public services). This will be for all works except for driveway construction, boulevard grading, and finishing which works are to be done by the Lot Purchaser. The Township Engineer will prepare a description of the work required and will review such with the Township Road Manager. An estimate of the costs of the work to be done by the Township is included as Schedule 'D'. Fifty percent (50%) of this estimated cost shall be payable by the Owner at the time of applying for a building permit or when the lot is sold to a person or party other than the Owner. If the actual costs exceed this amount, the owner agrees to pay the balance when requested by the Township. Any surplus will be returned to the owner upon completion of the work. The Township will proceed to have the works constructed in cooperation with the Owner.

**1.4 Owner to Notify Lot Purchaser of his Obligations**

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

**1.5 Owner to Employ Engineer for Design**

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work, the location of the well and the location of the septic tile bed and 100% reserve area. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

**1.6 Other Work**

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

**1.7 Liability**

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 17, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

**1.8 Timing of Work on Roads**

The public services are to be constructed prior to the issuance of the building permit except where the Township deems any part of such may be constructed after the permit is issued.



1.9 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE ACT MATTERS

2.1 Engineer's Report for Drainage Assessment Reapportionment

The owner agrees to sign a petition under Section 4 of the Drainage Act to have all drainage works constructed by this development incorporated as part of the Ficzere Drain and the owner further agrees to pay for the cost of the above report. If however, after two years from the date of signing this agreement, the work has not been completed, the Township shall have a drainage assessment reapportionment report prepared, the cost of which has been provided for in this agreement.

2.2 Advising Lot Purchasers of Obligation Relating to Drainage Reports

The Owner agrees to notify the lot purchaser of its obligations with respect to any existing or future Engineer's reports pursuant to the Drainage Act.

3. OTHER DRAINAGE MATTERS

3.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the site specific plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

4. DRIVEWAY

4.1 General

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a hard surface such as asphalt, concrete or paving stone.

4.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

4.3 Specifications

The driveways shall be constructed in accordance with the requirements of Schedule C.

5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

5.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

6.0 STREET LIGHTING

6.1 Paying into Reserve Account

The Owner agrees to pay the sum of \$100.00 to the Township which shall be deposited in the Township's Reserve Account for street lighting. This sum shall be payable prior to stamping the deed.

6.2 Level of Service

The Township agrees to ensure that street lighting exists in the area of the lot comparable in appearance, spacing, location and intensity in the area except as provided differently by the Special Provisions.

7.0 SIDEWALKS

7.1 Paying into Sidewalk Reserve Account

The Owner agrees to pay the sum of \$500.00 to the Township which is to be deposited into the Township's Reserve Account for Sidewalk Extensions, Improvements and Maintenance. This sum shall be payable prior to stamping the deed.

8. PARKLAND FEES

8.1 Paying into Township's Reserve Account

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deed.

9. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The Township may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

10. BOULEVARDS

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

11. WATER SUPPLY

11.1 General

Individual or private water supply will be the responsibility of the Owner or the Lot Purchaser.

Any well shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines and policies.

Although the Township is unaware of any problems with the ground water or existing wells in the area, the owner or lot purchaser is advised to ensure the availability of a potable water supply prior to any construction.

11.2 Notification of Lot Purchaser of Obligations of Future Municipal Systems

The owner agrees to advise the lot purchaser that if at any time a municipal water system should be constructed in Princeton, the lot shall be required to disconnect from the water supply required pursuant to this agreement and to connect to such municipal system and to pay all costs levied for such municipal system pursuant to an approved municipal bylaw.

**12. SEWAGE DISPOSAL**

**12.1 General**

Individual or private septic systems will be the responsibility of the Owner or the Lot Purchaser.

The septic system shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines & policies.

The Owner agrees to provide details of any proposed septic system on the site specific plan.

**12.2 Timing**

No building permits will be issued unless the applicant has the required Certificate of Approval from the Health Unit at the time of applying for the building permit.

**12.3 Notification of Lot Purchaser of Obligations of Future Municipal Systems**

The owner agrees to advise the lot purchaser that if at any time a municipal sewage system should be constructed in Princeton, the lot shall be required to disconnect from the private septic system required pursuant to this agreement and to connect to such municipal system and to pay all costs levied for such municipal system pursuant to an approved municipal bylaw.

**13. CONSTRUCTION ON THE LOT**

**13.1 Work to be in Accordance with Approved Plan**

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

**13.2 Lot Purchaser's Obligation to Prepare Site Plan**

The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

**13.3 Approval of Site Specific Plan Prior to Issuance of Building Permits**

The Township may require the site specific plan required by Section 13.2 hereabove to be approved by the Township Engineer prior to the issuance of a building permit.

**13.4 Deposits, Certificate of Lot Grading**

These matters shall be attended to in accordance with Section 17 hereto.

**13.5 Timing**

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

**13.6 Changes**

All work on the lot is to be in accordance with the approved plan and in accordance with the site specific plan for the property subject only to such changes as are approved by the Township in writing.

**13.7 Ultimate Responsibility**

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 17.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

**14. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES****14.1 Review of Plans, Assistance in Finalizing the Consent Agreement**

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

**14.2 Inspection of Construction by Township Engineer**

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

**14.3 Township Legal and Engineer's Costs**

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 17 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

**14.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser**

These services of the Township Engineer will be separate from the above and are covered in Section 17 hereto.

**15. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED**

Prior to the Township's stamping of the deed(s) for any new building lots created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid \$300 towards the cost of the drainage report required by Section 2.
3. Have paid the sum for street lighting as required by Section 6
4. Have paid the sum for sidewalks as required by Section 7
5. Have paid the sum for parkland fees as required by Section 8.
6. Have paid all outstanding accounts of the Township, including those required by Section 14.3.
7. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 19.
8. Have executed this agreement with the Township.

**16. BUILDING PERMITS****16.1 Building Permit Format**

Prior to applying for a building permit, the site specific plan as required by Section 13.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

**16.2 Development Charges**

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

**16.3 Other Matters to be Attended to Prior to Issuance of a Building Permit**

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

**17. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS**

**17.1 Amount of Security**

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with site specific plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

**17.2 Owner of Security**

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

**17.3 Security to be Drawn on if Default**

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

**17.4 Township Engineer's Costs**

Based on a one time review of the site specific plan and a one time review of the final lot grading and driveway work, the estimated cost of the Township Engineer will be \$300.00. If the Township Engineer prepares the site specific plan, an additional estimated cost of \$300 will be involved. Multiple trips or revisions to plan may increase these fees.

**17.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's initial costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**17.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself enter upon the lot and complete the lot grading at the expense of the security deposit.

**17.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved site plan, sod has been placed or there is an established growth from seeding.

**18. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

**19. REGISTRATION OF THIS AGREEMENT**

- 19.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.
- 19.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

**20. EASEMENTS, BLOCKS**  
None are required.

**21. MISCELLANEOUS**

**21.1 Agreement to Enure**

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

**21.2 Variations**

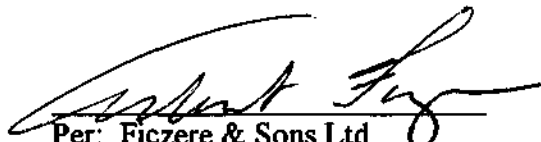
All work is to be in accordance with the approved plan and in accordance with the site specific plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

22. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED      OWNER  
IN THE PRESENCE OF:

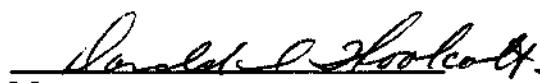


Per: Ficzere & Sons Ltd.

I have the authority to bind the corporation.

Albert Ficzere

TOWNSHIP OF BLANDFORD-BLENHEIM



Mayor, Donald S. Woolcott

(SEAL)



Clerk, Keith Reibling

**SCHEDULE "A"**

Agreement Dated the 2nd day of July 1998.

**ALL AND SINGULAR** that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Lots 16 & 17 Reg. Plan 65 and Part of Lot 13, Concession 1 and more particularly described as Part 1 on Reference Plan 41R- 6106.



## SCHEDULE "B"

### CONSENT CONDITIONS

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

north side of Gissing Street west of McQueen Street, in the Village of Princeton  
Lots 16 & 17 Reg. Plan 65 and part of Lot 13, Concession 1, Township of Blandford-Blenheim, formerly Blenheim.

#### *CONDITIONS:*

1. *The lot to be severed be appropriately rezoned.*
2. *Application #B-244/89 be withdrawn by the applicant*
3. *The applicant enter a Severance Agreement with the Township of Blandford-Blenheim for the development of the lot to be severed to include storm water management, lot grading, sidewalks, streetlighting, drainage assessment re-apportionment, extension of the hydro system on Gissing Street to service the proposed lot and road improvements to an urban standard, if required, to include storm drainage, a proper turn-around, etc.*
4. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
5. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 22, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.*

*Dated this 7th day of August, 1997.*

## **SCHEDULE "C"**

### **C.1 DRAINAGE**

- a) **Road Swales**
  - direct any low area to existing catchbasins
- b) **Piped Drains**
  - as shown on the approved plan
  - materials – PVC SDR 28
  - bedding – Granular A
  - backfill – native
  - compaction required
- c) **Catchbasins**
  - as shown on the approved plan
  - new catchbasin to be as per OPSS
- d) **Private Drain Connections**
  - as shown on the approved plan
  - materials – PVC SDR 28
  - bedding – Granular A
  - backfill – native
  - compaction required
- e) **Backwater Valves, Sump Pumps**
  - The foundation drain shall be connected to a sump pump which shall discharge to the surface or may be discharged to the private drain connection by means of piping approved by the Ontario Building Code.

### **C.2 DRIVEWAYS**

- a) **Dimensions**
  - The minimum width shall be 3.5m and the maximum width is to be 6.0m.
- b) **Materials**
  - 250mm minimum Granular A
  - 50mm minimum HL3 asphalt or 1 course paving stones or 150mm minimum thickness of concrete

### **C.3 ROADWAY CONSTRUCTION**

All work to be in accordance with the Ontario Provincial Standard Specifications (OPSS).

- a) **Thickness**
  - Granular B – 300mm
  - Granular A – 150mm
  - HL3 asphalt – 50mm
- b) **Compaction**
  - Native material – 95% S.P.D.
  - Granular material – 100% S.P.D.
- c) **Boulevard Restoration**
  - 100mm topsoil
  - Residential Canada No. 1 Seed

## SCHEDULE "D"

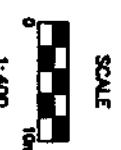
### Estimated Costs of Services Within Road Allowance

1.	Road Work	
a)	Asphalt removal	\$ 410
b)	Excavation	475
c)	Granular B	1,315
d)	Granular A	875
e)	Asphalt	3,445
f)	Curb & gutter	3,400
g)	Driveway restoration	480
h)	Boulevard restoration	900
2.	Drainage	
a)	Provide new CB	750
b)	Place 200mm CB lead	300
c)	Provide 100mm PDC	100
3.	Engineering	1,500
4.	Soil Testing	500
5.	Contingencies	<u>750</u>
	<b>Total Estimated Cost</b>	<b>\$ 15,200</b>

1. THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
2. ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES SHALL BE MAINTAINED
3. LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.
4. THE WELL SHALL BE LOCATED IN THE FRONT YARD TO MAINTAIN THE REQUIRED SEPARATION DISTANCES.
5. SWALE ON THE EAST SIDE OF THE LOT SHALL BE LOCATED WHOLLY ON THE LOT.
6. DRAINAGE FROM THE REAR OF THE LOT SHALL BE DIRECTED TO A LOW AREA AT THE NORTHWEST CORNER OF THE LOT WHERE A CB IS TO BE CONSTRUCTED AND OUTLETTED TO THE MUNICIPAL DRAIN.
7. HOUSE TO BE LOCATED A MINIMUM OF 5m FROM EXISTING DRAIN OR DRAIN TO BE RELOCATED.
8. FOUNDATION WEEPING TILE TO BE CONNECTED TO MUNICIPAL DRAIN WITH 100mm PVC SDR 26.
9. SEPTIC TILE FIELD TO BE 6.0m MINIMUM FROM MUNICIPAL DRAIN

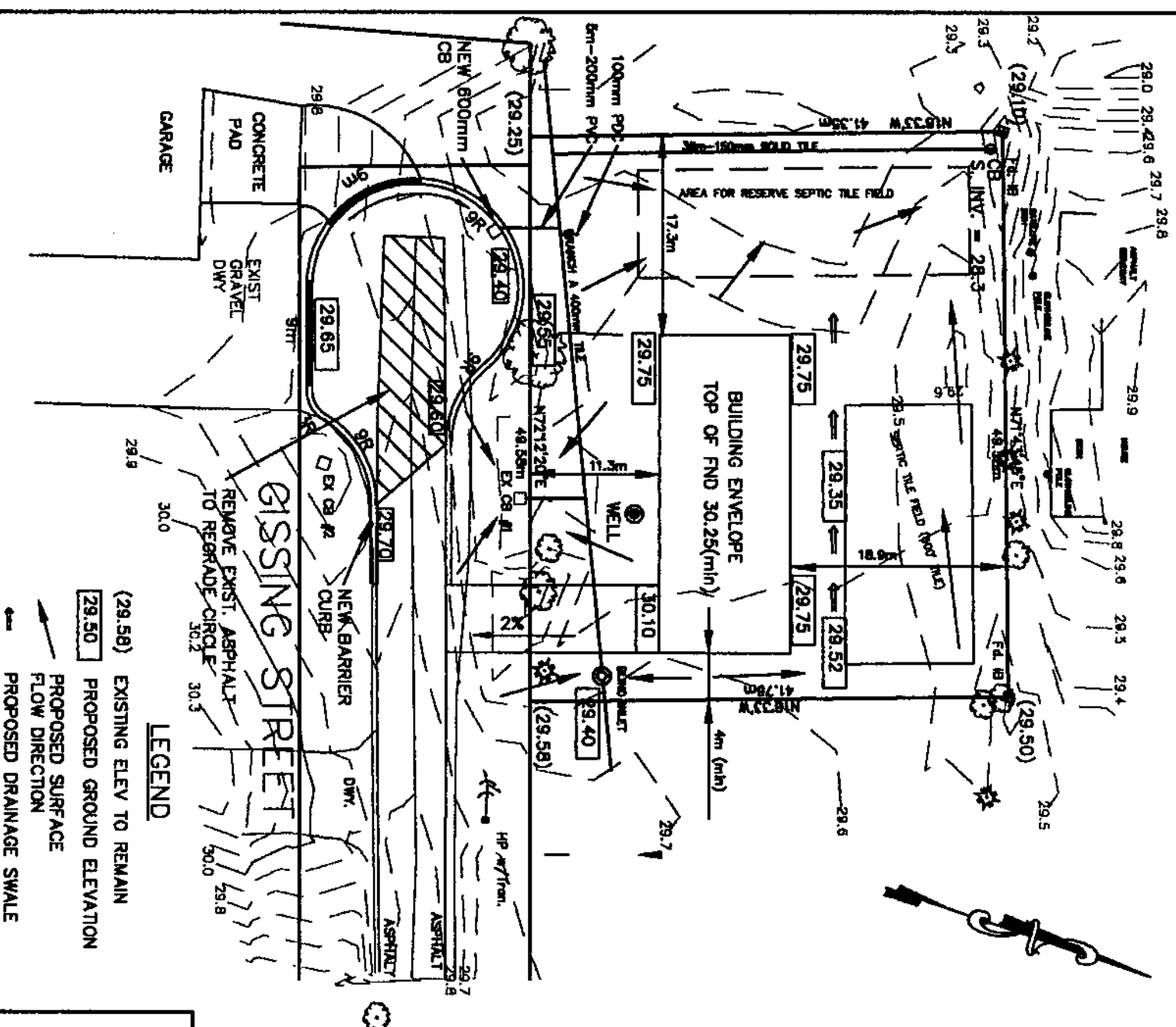
1. CONSTRUCT TURNING CIRCLE AS SHOWN WITH 9m RADIUS. GRADE CIRCLE TO DRAIN TO CATCHBASIN.
2. TURNING CIRCLE TO BE CONSTRUCTED WITH 300mm GRAN 'B', 150mm GRAN 'A', AND 50mm H.L.3 SURFACE ASPHALT.
3. BOULEVARD AREA TO BE TOPSOILED AND SEEDED UPON COMPLETION OF CONSTRUCTION
4. OWNER SHALL ARRANGE WITH UTILITY COMPANIES FOR THE EXTENSION OF SERVICES TO THE LOT.

**FOZBERE BEVERANCE**  
PART 1 RP 41R-6106 PRINCETON  
TOWNSHIP OF BLANDFORD-BLENHEIM  
COUNTY OF OXFORD



**E. SMART ASSOCIATES LIMITED**  
**CONSULTING ENGINEERS AND PLANNERS**  
85 MCINTYRE DRIVE N4R 1G2  
KITCHENER, ONTARIO

JOE HANSEN	DATE
00002	JULY 2, 1966
DRAWING NUMBER	



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1221-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Robert and Sharon Flewelling.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-105/97 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 7, Concession 1 (former Blenheim), on the south side of Township Road 2.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

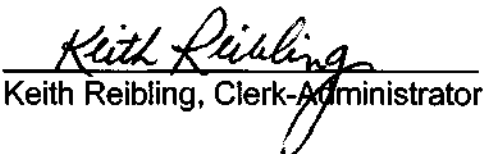
1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated August 1st, 1998, for developing lands, being composed of Part of Lot 7, Concession 1 (former Blenheim), and more particularly described as PART 1 on Reference Plan 41R-6188, between Robert and Sharon Flewelling and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 22nd day of July, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 22nd day of July, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

FOR OFFICE USE ONLY

Number  
**428894**  
**CERTIFICATE OF REGISTRATION**  
REGISTERED

**1998 01 07**

at **10133**  
Land Registry  
Office No. 41  
*Mykew*  
Land Registrar

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 1 pages	
(3) Property Identifier(s)	Block 00292	Property 0165	Additional: See Schedule <input type="checkbox"/>
(4) Nature of Document RELEASE OF SITE-PLAN DEVELOPMENT AGREEMENT			
(5) Consideration n/a Dollars \$			
(6) Description In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 7, Concession 1, more particularly described as PART 1 on Reference Plan 41R-6188.			
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/>	Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>

(8) This Document provides as follows:

Release of Site-Plan Development Agreement registered on the 23rd day of July, 1998, as Instrument #425118, between Robert and Sharon Flewelling and the Corporation of the Township of Blandford-Blenheim.

The terms of this agreement have been complied with by John and Heather Collings and this release is final in nature and does not require any subsequent confirmation.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

Deed Number 425585 and Agreement Number 425118

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWNSHIP  
OF BLANDFORD-BLENHEIM

*Donald S. Woolcott*  
Donald S. Woolcott, Mayor

1999 01 06

*Keith Reibling*  
Keith Reibling  
Clerk-Administrator

1999 01 06

(11) Address  
for Service

47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

(13) Address  
for Service

(14) Municipal Address of Property

707384 Township Road 2,  
R.R.#1,  
PRINCETON, Ontario.  
N0J 1V0

(15) Document Prepared by:

Keith Reibling,  
Clerk-Administrator,  
Township of Blandford-  
Blenheim,  
47 Wilmot Street South,  
Drumbo, Ontario.  
N0J 1G0

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

50.00

Total

**Form 4 — Land Registration Reform Act**

D

<div>FOR OFFICE USE ONLY</div> <div>Number 425118</div> <div>CERTIFICATE OF REGISTRATION REGISTERED</div> <div>1998 07231</div> <div>at 1254 Land Registry Office No. 41</div> <div><i>M. Z. Brown</i> Land Registrar</div> <div>New Property Identifiers</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Executions</div> <div>Additional: See Schedule <input type="checkbox"/></div>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 13 pages		
		(3) Property Identifier(s)		Block	Property	Additional: See Schedule <input type="checkbox"/>
		00292		0009		
		(4) Nature of Document				
		Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.				
(5) Consideration						
-----nil-----Dollars \$						
(6) Description						
In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Part of Lot 7, Concession 1 (Blenheim), described as PART 1 on Reference Plan 41R-6188.						
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		
(8) This Document provides as follows:						
See Attached Consent Agreement.						
Continued on Schedule <input type="checkbox"/>						
(9) This Document relates to instrument number(s)						
Deed Number 340793						
(10) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
THE CORPORATION OF THE TOWNSHIP						
OF BLANDFORD-BLENHEIM (the "Township")						
by its Clerk-Administrator Keith Reibling		<i>Keith Reibling</i>		1998 07 22		
(11) Address for Service						
47 Wilmot Street South, DRUMBO, Ontario.						
(12) Party(ies) (Set out Status or Interest)						
Name(s)		Signature(s)		Date of Signature Y M D		
ROBERT & SHARON FLEWELLING				1998 07 22		
(13) Address for Service						
R.R.#1, PRINCETON, Ontario. N0J 1V0						
(14) Municipal Address of Property		(15) Document Prepared by:		Fees and Tax		
R.R.#1, PRINCETON, Ontario. N0J 1V0		Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, P.O. Box 100, DRUMBO, Ontario. N0J 1G0		Registration Fee		
				Total		
				50		

**CONSENT AGREEMENT**  
**FLEWELLING SEVERANCE**  
**PART OF LOT 7, CONCESSION 1**  
**TOWNSHIP OF BLANDFORD-BLENHEIM**  
**(Formerly Township of Blenheim)**

THIS AGREEMENT made on the 20th day of July, 1998

BETWEEN:

ROBERT AND SHARON FLEWELLING

Hereinafter called the "Owner"  
OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Hereinafter called the "Township"  
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the south side of Township Road 2, west of Blenheim Road, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B-105/97) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated June 5, 1997, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:



1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

1.2 All work to conform to approved plan

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan, hereto attached, required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

1.3 Construction Within Township Right-of-Way

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the Township's satisfaction.

1.4 Owner to notify lot purchaser of his obligations

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

1.5 Owner to employ Engineer for design

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work, the location of the well and the location of the septic tile bed and 100% reserve area. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

1.6 Other Work

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

1.7 Liability

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 15, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

1.8 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE ACT MATTERS2.1 Engineer's Report for Drainage Assessment Reapportionment

The owner agrees to pay \$300 for the cost of preparing a report to provide for the reapportionment of the assessments for the Mahon Drain 1995.

2.2 Advising Lot Purchasers of Obligations Relating to the Drainage Act

The Owner agrees to notify the lot purchaser of their obligations with respect to any existing or future Engineer's Reports pursuant to the Drainage Act.

3. OTHER DRAINAGE MATTERS3.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

4. DRIVEWAY4.1 General

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.

4.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

4.3 Specifications

The driveways and culverts shall be constructed in accordance with the requirements of Schedule C.

5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES5.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

6. PARKLAND FEES6.1 Paying into Township's Reserve Account

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deeds.

7. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The Township may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

8. BOULEVARDS

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

9. WATER SUPPLY

9.1 General

Individual or private water supply will be the responsibility of the Owner or the Lot Purchaser.

Any well shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines and policies.

Although the Township is unaware of any problems with the ground water or existing wells in the area, the owner or lot purchaser is advised to ensure the availability of a potable water supply prior to any construction.

10. SEWAGE DISPOSAL

10.1 General

Individual or private septic systems will be the responsibility of the Owner or the Lot Purchaser.

The septic system shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines & policies.

10.2 Timing

No building permits will be issued unless the applicant has the required Certificate of Approval from the Health Unit at the time of applying for the building permit.

11. CONSTRUCTION ON THE LOT

11.1 Work to be in Accordance with Approved Plan

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

11.2 Lot Purchaser's Obligation to Revise Approved Plan

The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

11.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits

The revised plan required by Section 11.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

11.4 Deposits, Certificate of Lot Grading

These matters shall be attended to in accordance with Section 15 hereto.

**11.5 Timing**

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

**11.6 Changes**

All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.

**11.7 Ultimate Responsibility**

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 15.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

**12. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES****12.1 Review of Plans, Assistance in Finalizing the Consent Agreement**

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

**12.2 Inspection of Construction by Township Engineer**

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

**12.3 Township Legal and Engineer's Costs**

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 15 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

**12.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser**

These services of the Township Engineer will be separate from the above and are covered in Section 15 hereto.

**13. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED**

Prior to the Township's stamping of the deed(s) for the new building lot created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the cost of the drainage assessment reapportionment required by Section 2.
3. Have paid the sum for parkland fees as required by Section 6.
4. Have paid all outstanding accounts of the Township, including those required by Section 12.3.
5. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 17.
6. Have executed this agreement with the Township.

**14. BUILDING PERMITS****14.1 Building Permit Format**

Prior to applying for a building permit, the revised plan as required by Section 12.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

**14.2 Development Charges**

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

**14.3 Other Matters to be Attended to Prior to Issuance of a Building Permit**

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

**15. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS****15.1 Amount of Security**

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with revised plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

**15.2 Owner of Security**

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

**15.3 Security to be Drawn on if Default**

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

**15.4 Township Engineer's Costs**

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to plan may increase these fees.

**15.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**15.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself or authorize others, enter upon the lot and complete the lot grading at the expense of the security deposit.

**15.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved plan, sod has been placed or there is an established growth from seeding.

**16. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

**17. REGISTRATION OF THIS AGREEMENT**

17.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

17.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

18. EASEMENTS, BLOCKS

None are required.

19. MISCELLANEOUS

19.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

19.2 Variations

All work is to be in accordance with the approved plan and in accordance with the revised plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

20. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Keith Reibling*

OWNER

*Robert Flewelling*  
Per Robert Flewelling

*Sharon Flewelling*  
Per Sharon Flewelling

TOWNSHIP OF BLANDFORD-  
BLENHEIM

(SEAL)

*Donald S. Woolcott*  
Mayor, Donald S. Woolcott

*Keith Reibling*  
Clerk, Keith Reibling

**SCHEDULE "A"**

Agreement Dated the 20th day of July, 1998.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Part of Lot 7 Concession 1 and more particularly described as Part 1 on Reference Plan 41R- 6188.



**SCHEDULE "B"**

**CONSENT CONDITIONS**

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

south side of the Township Roads 2, west of Blenheim Road, at the end of Lucy Road, Pt Lot 7, Concession 1, Township of Blandford-Blenheim, formerly Blenheim.

**CONDITIONS:**

1. *The lot to be severed and the parcel to be retained be appropriately re-zoned.*
2. *The applicant enter a Severance Agreement with the Township of Blandford-Blenheim for the development of the severed lot, to include stormwater management, lot grading and drainage assessment re-apportionment.*
3. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
4. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 22, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall elapse.*

*Dated this 8th day of January, 1998.*

**SCHEDULE "C"**

**C.1 DRAINAGE**

a) Road Ditches

Existing road ditch to be maintained

b) Sump Pumps

The foundation drain shall be connected to a sump pump which shall discharge to the surface.

**C.2 DRIVEWAY**

a) Dimensions

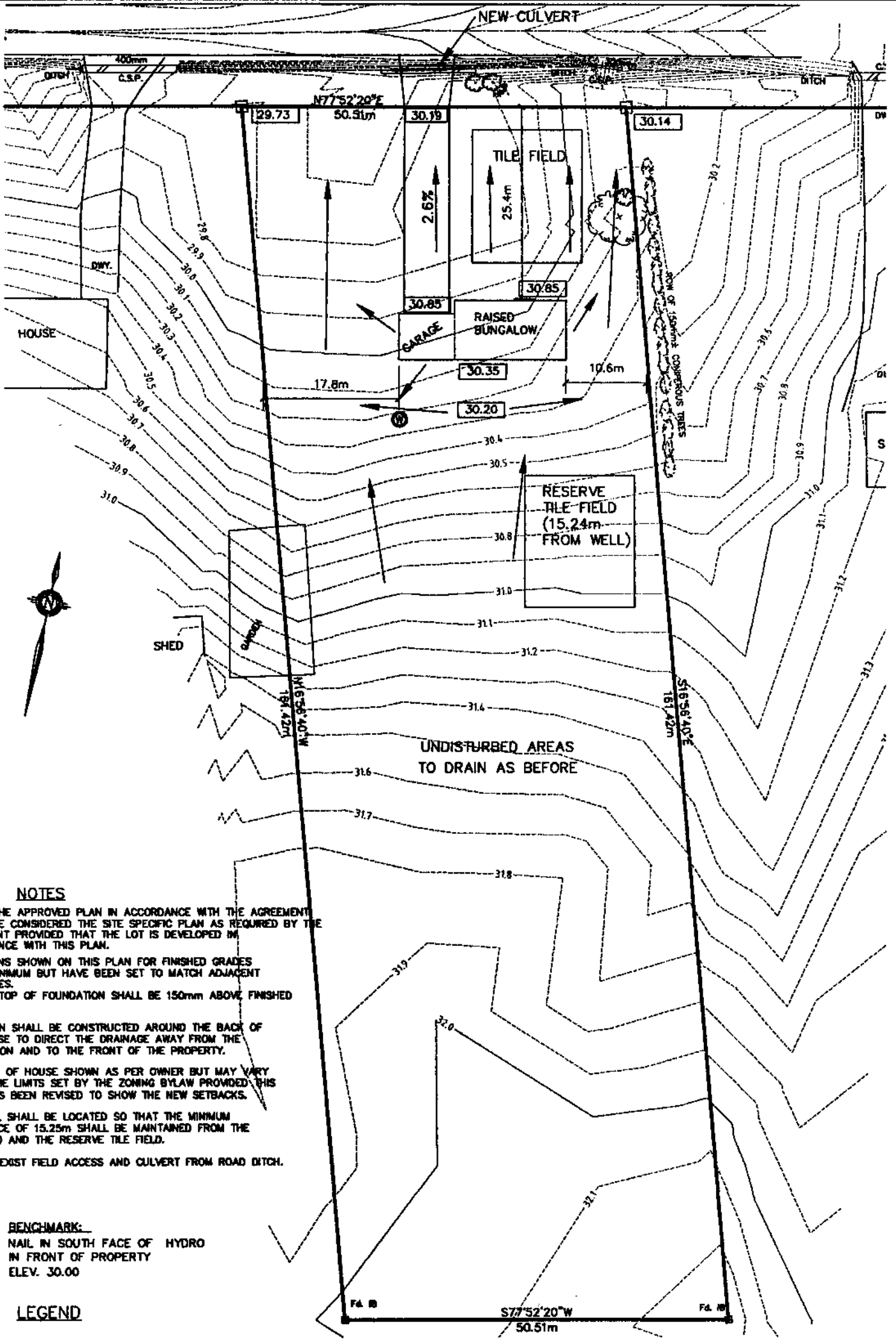
The minimum width shall be 3.5m and the maximum width is to be 6.0m.

b) Materials

- 250mm minimum Granular A

c) Culvert

The owner shall install the driveway culvert supplied by the Township and shall pay the required fee. The pipe shall be set at the grade of the existing road ditch.



**NOTES**

1. THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
2. ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES ARE A MINIMUM BUT HAVE BEEN SET TO MATCH ADJACENT PROPERTIES. MINIMUM TOP OF FOUNDATION SHALL BE 150mm ABOVE FINISHED GROUND.
3. AN APRON SHALL BE CONSTRUCTED AROUND THE BACK OF THE HOUSE TO DIRECT THE DRAINAGE AWAY FROM THE FOUNDATION AND TO THE FRONT OF THE PROPERTY.
4. LOCATION OF HOUSE SHOWN AS PER OWNER BUT MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW PROVIDED THIS PLAN HAS BEEN REVISED TO SHOW THE NEW SETBACKS.
5. THE WELL SHALL BE LOCATED SO THAT THE MINIMUM CLEARANCE OF 15.25m SHALL BE MAINTAINED FROM THE TILE FIELD AND THE RESERVE TILE FIELD.
6. REMOVE EXIST FIELD ACCESS AND CULVERT FROM ROAD DITCH.

**BENCHMARK:**  
NAIL IN SOUTH FACE OF HYDRO  
IN FRONT OF PROPERTY  
ELEV. 30.00

**LEGEND**

- × 31.89 EXISTING ELEV
- 30.85 PROPOSED GROUND ELEVATION
- PROPOSED SURFACE FLOW DIRECTION
- - - EXIST CONTOUR
- ⊙ PROPOSED WELL



<b>FLEWELLING CONSENT</b> PART 1 RP 41R-6188 - PART LOT 7 CONC. 1 TOWNSHIP OF BLANDFORD-BLENHEIM COUNTY OF OXFORD	
<b>SCALE</b> 0 10m 1:500	<b>K. SMART ASSOCIATES LIMITED</b> CONSULTING ENGINEERS AND PLANNERS 85 MCINTYRE DRIVE KITCHENER, ONTARIO N2R 1G2
<b>JOB NUMBER</b> 98107	<b>DATE</b> JULY 16, 1998
<b>DRAWING NUMBER</b> 1	

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1222-98

Being a By-law to authorize the execution of a subdivision agreement between the Corporation of the Township of Blandford-Blenheim and Esther A. Harmer.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 51, Subsection 6, and amendments thereto, authorizes that a municipality may enter into agreements imposed as a condition to the approval of a plan of subdivision.

**AND WHEREAS** Condition Number 2 of the draft plan of subdivision 32T-95001 states that the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services and drainage facilities, and any other matters pertaining to the development of the subdivision.

**AND WHEREAS** Council deems it desirable to enter into an Agreement with the developer to effect proper development of lands located in Part of Lot 13, Concession 7 (former Blenheim).

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim an Agreement for developing a four (4) lot subdivision fronting on Prospect street in Drumbo located in Part of Lot 13, Concession 7 (former Blenheim), between The Corporation of the Township of Blandford-Blenheim and Esther A. Harmer, P.O. Box 134, DRUMBO, Ontario, N0J 1G0, dated the 31st day of July, 1998.
2. Copy of said Agreement is attached hereto.

By-law **READ** a **FIRST** and **SECOND** time this 5<sup>th</sup> day of August, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 5<sup>th</sup> day of August, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

<div style="text-align: center; font-size: 1.2em; font-weight: bold;">LT072823</div> <div style="text-align: center; font-size: 1.2em; font-weight: bold;">LT72823</div> <div style="text-align: center; margin-top: 20px;">CERTIFICATE OF RECEIPT OXFORD (41) WOODSTOCK</div> <div style="text-align: center; margin-top: 20px;">'98 DEC 23 AM 11 48</div> <div style="text-align: center; margin-top: 20px;"> LAND REGISTRAR</div> <div style="margin-top: 20px;">New Property Identifiers</div> <div style="margin-top: 20px;">Executions</div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input type="checkbox"/></div><div>Land Titles <input checked="" type="checkbox"/></div><div>(2) Page 1 of 30 pages</div></div>																
	<div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s)</div><div>Block</div><div>Property</div><div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div></div> <div style="text-align: center; font-weight: bold; margin-top: 5px;">00282 - 0273 (LT)</div>																
	(4) Nature of Document <b>APPLICATION TO REGISTER NOTICE OF SUBDIVISION AGREEMENT (Section 71 of the Act)</b>																
	(5) Consideration <div style="display: flex; justify-content: space-between;"><div>n/a</div><div>Dollars \$</div></div>																
	(6) Description <div style="margin-top: 10px;"><del>Part of Parcel Plan 1, Section</del> being the whole of Lots 1 to 4 inclusive on Plan 41M165, in the Township of Blandford-Blenheim, in the County of Oxford.</div> <div style="margin-top: 20px; font-weight: bold;">BEING PART OF THE SAID P.I.N.</div>																
Additional: See Schedule <input type="checkbox"/>	(7) This Document Contains: <div style="display: flex; justify-content: space-between;"><div>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></div><div>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></div></div>																
(8) This Document provides as follows: <div style="margin-top: 10px;">The Corporation of the Township of Blandford-Blenheim, The Township of Blandford-Blenheim Public Utilities Commission and The County of Oxford, having an unregistered estate, right, interest or equity in the lands registered in the name of <del>Borden A. Harmer</del> <sup>Agnes Esther</sup> <b>HARMER</b>, as described in Box 6 herein, <b>HEREBY APPLY</b> under Section 71 of the Land Titles Act, R.S.O. 1990, Chapter L5, as amended, for the entry of a Notice of Subdivision Agreement in the register for the said parcel.</div> <div style="margin-top: 20px;">A copy of the said Agreement dated July 31, 1998 is attached hereto.</div> <div style="text-align: right; margin-top: 20px;">Continued on Schedule <input type="checkbox"/></div>																	
(9) This Document relates to instrument number(s) <b>n/a 41M-165</b>																	
(10) Party(ies) (Set out Status or Interest) <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 60%;">Name(s)</th><th style="width: 20%;">Signature(s)</th><th style="width: 20%;">Date of Signature Y M D</th></tr></thead><tbody><tr><td>THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM</td><td></td><td></td></tr><tr><td>THE TOWNSHIP OF BLANDFORD-BLENHEIM PUBLIC UTILITIES COMMISSION</td><td></td><td></td></tr><tr><td>THE CORPORATION OF THE COUNTY OF OXFORD</td><td></td><td>1998 12 22</td></tr><tr><td colspan="3">by their solicitor, DOUGLAS J. DePAULO</td></tr></tbody></table>			Name(s)	Signature(s)	Date of Signature Y M D	THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM			THE TOWNSHIP OF BLANDFORD-BLENHEIM PUBLIC UTILITIES COMMISSION			THE CORPORATION OF THE COUNTY OF OXFORD		1998 12 22	by their solicitor, DOUGLAS J. DePAULO		
Name(s)	Signature(s)	Date of Signature Y M D															
THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM																	
THE TOWNSHIP OF BLANDFORD-BLENHEIM PUBLIC UTILITIES COMMISSION																	
THE CORPORATION OF THE COUNTY OF OXFORD		1998 12 22															
by their solicitor, DOUGLAS J. DePAULO																	
(11) Address for Service <b>47 Wilmont Street South, Drumbo, Ontario, N0J 1G0</b>																	
(12) Party(ies) (Set out Status or Interest) <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 60%;">Name(s)</th><th style="width: 20%;">Signature(s)</th><th style="width: 20%;">Date of Signature Y M D</th></tr></thead><tbody><tr><td>HARMER, <sup>Agnes Esther</sup> <del>Borden A.</del></td><td></td><td></td></tr><tr><td>Owner/Subdivider</td><td></td><td></td></tr></tbody></table>			Name(s)	Signature(s)	Date of Signature Y M D	HARMER, <sup>Agnes Esther</sup> <del>Borden A.</del>			Owner/Subdivider								
Name(s)	Signature(s)	Date of Signature Y M D															
HARMER, <sup>Agnes Esther</sup> <del>Borden A.</del>																	
Owner/Subdivider																	
(13) Address for Service																	
(14) Municipal Address of Property <div style="margin-top: 10px;">not assigned</div>	(15) Document Prepared by: <b>DOUGLAS J. DePAULO YACHETTI, LANZA &amp; RESTIVO Barristers &amp; Solicitors 100-154 Main Street East Hamilton, Ontario L8N 1G9</b>																
		<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2" style="text-align: center;">Fees and Tax</th></tr></thead><tbody><tr><td style="width: 60%;">Registration Fee</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td style="text-align: right;">Total</td><td></td></tr></tbody></table>	Fees and Tax		Registration Fee								Total				
Fees and Tax																	
Registration Fee																	
Total																	

Township of Blandford-Blenheim

By-Law No. 1223-98

Being a by-law to adopt the 1998 estimates of all sums required during the year for the purposes of the municipality and to levy the tax rates for all purposes.

**WHEREAS**, Section 367 and 368 of the Municipal Act (Chapter M45), RSO 1990 as amended provides the authority for Council to adopt estimates and the restrictions on calculating tax rates to collect the same.

**AND WHEREAS**, the Council of the Township of Blandford-Blenheim after considering the requirements of the municipality adopted the following estimated expenditures and revenues as prepared by the Treasurer for 1998.

General Government		
General Expenses	\$ 414,356.00	
Capital Expenses	8,000.00	
Computer Equipment	16,000.00	
		\$438,356.00
Protection to Persons & Property		
General Expenses - Fire	143,669.00	
Capital Equipment - Fire	26,113.00	
Agreements	33,000.00	
Animal Protection	5,800.00	
Reserve for Fire Vehicles	29,000.00	
		237,582.00
Transportation Services		
Roads Maintenance	1,039,777.00	
Roads - capital projects	467,300.00	
Roads - Bridge projects	345,000.00	
Roads - Bridge inspection report	2,000.00	
Roads - Drainage assessments	46,600.00	
Street Lighting	21,850.00	
Sidewalk Expenses	5,000.00	
		1,927,527.00
Environmental Services		
Garbage Collection - Contract	119,733.00	
Garbage Recycling - Contract	100,062.00	
Landfill Recycling & Misc.	9,000.00	
Landfill Tipping Fees	36,000.00	
		264,795.00
Health Services		
Inactive Cemeteries	4,082.00	
Active Cemeteries	35,000.00	
		39,082.00
Policing		
Policing - OPP	908,543.00	
Policing - Amalgamated start up	101,585.00	
		1,010,128.00
Parks and Recreation		
Park Maintenance	17,527.00	
Capital Improvements - Parks	27,935.00	
Community Center Maintenance	13,259.00	
Capital Improvements - Centers	11,965.00	
Plattsville Arena	122,958.00	
Plattsville Arena - wages/benefits	131,773.00	
Capital Improvements - Arena	18,000.00	
Other Grants	4,750.00	
Drainage - Township portion	20,000.00	
		368,167.00

Planning and Development		
Zoning By-law Review	15,070.00	
Municipal Drain Debenture	68,277.00	
Tile Drain Debentures	43,881.00	
Other Charges	2,752.00	
Water and Sewer levies	59,655.00	
		189,635.00
Total		\$4,475,272.00
Revenues		
Taxation		\$2,022,446.00
Other Taxation Special Charges		
Tile/Drainage levy	114,910.00	
Water levies	59,655.00	174,565.00
Payments in Lieu of Taxes		16,285.00
Other Grants		
Other Grants	34,790.00	
Community Re-investment Fund	1,423,000.00	
Special Circumstances Fund	82,590.00	1,540,380.00
Received from Other Municipalities		
Township of Burford - fire	18,100.00	
County of Oxford - Recycling	7,000.00	
Federal GST	50,000.00	
Other	1,100.00	
Princeton Museum Agreement	600.00	76,800.00
Other Revenue		
Interest, fees, fines etc.	222,344.00	
Plattsville Arena	232,300.00	
Com Center/Parks & Recreation	10,690.00	
Active Cemeteries	23,775.00	489,109.00
1996 Operating Surplus	18,062.00	18,062.00
Transfer from Reserves		
Roads	100,000.00	
Street Lighting	2,400.00	
Arena	18,000.00	
Contr from Cemeteries	11,225.00	
Admin Development Charges	6,000.00	137,625.00
Total		4,475,272.00

**AND WHEREAS**, effective January 1, 1998 the Township reserves were categorized under the following headings in the Treasurer's General ledger:

1. Reserve for Office Replacement	\$ 410,000.00
2. Reserve for Administration (development charges)	\$ ( 636.00)
3. Reserve for Fire Departments - Vehicles	\$ 81,000.00
4. Reserve for Fire Departments - Property	\$ 10,000.00
5. Reserve for Roads - Road Construction	\$ 125,375.00
6. Reserve for Roads (development charges)	\$ 20,394.00
7. Reserve for Roads - Vehicles	\$ nil
8. Reserve for Bridge Construction	\$ 145,800.00

9. Reserve for Street Lighting	\$ 29,248.00
10. Reserve for Sidewalks	\$ 5,254.00
11. Reserve for Arena	\$ 170,575.00
12. Reserve for Community Centres	\$ 124,500.00
13. Reserve for Parks & Recreation	\$ 4,745.00
14. Reserve for Parks (development charges)	\$ 37,915.00
15. Revenue Fund Surplus	\$ 18,061.00
Total Reserves as at January 1, 1998	\$1,182,231.00

**AND WHEREAS**, after recording the estimated 1997 revenues and expenditures, the Township reserves will be categorized under the following headings in the Treasurer's General Ledger, effective December 31, 1998.

1. Reserve for Office Replacement	\$ 410,000.00
2. Reserve for Administration (development charges)	\$ ( 6,636.00)
3. Reserve for Fire Departments - Vehicles	\$ 100,000.00
4. Reserve for Fire Departments - Property	\$ 20,000.00
5. Reserve for Roads - Road Construction	\$ 25,375.00
6. Reserve for Roads (development charges)	\$ 20,394.00
7. Reserve for Roads - Vehicles	\$ nil
8. Reserve for Bridge Construction	\$ 145,800.00
9. Reserve for Street Lighting	\$ 26,848.00
10. Reserve for Sidewalks	\$ 5,254.00
11. Reserve for Arena	\$ 152,575.00
12. Reserve for Community Centres	\$ 124,500.00
13. Reserve for Parks & Recreation	\$ 4,745.00
14. Reserve for Parks (development charges)	\$ 37,915.00
15. Revenue Fund Surplus	\$ nil
Total Reserves as at January 1, 1998	\$1,066,770.00

**AND WHEREAS**, the property assessment roll on which the 1998 taxes are to be levied have been returned and revised pursuant to the provisions of the Assessment Act subject to appeals at present before the District Court and the Ontario Municipal Board;

**AND WHEREAS**, "Residential/Farm Assessment", "Multi-Residential Assessment", "Commercial Assessment", "Industrial Assessment", "Pipeline Assessment", "Farmland" Assessment and "Managed Forest Assessment" are defined in the Assessment Act as amended by the Fair Municipal Finance Act, 1997.

**AND WHEREAS**, the assessments for Blandford-Blenheim in the aforementioned property classes and prescribed sub-classes are as follows:

Residential/Farm Assessment	298,191,205.00
Multi-Residential Assessment	1,555,000.00
Commercial Assessment	31,340,543.00
Commercial - Vacant unit/excess land	1,869,347.00
Commercial - Vacant land	156,145.00
Industrial Assessment	5,509,805.00
Industrial - Vacant unit/excess land	973,090.00
Industrial - Vacant land	81,500.00
Pipeline Assessment	48,769,200.00
Farmland Assessment	193,970,660.00
Managed Forest Assessment	525,070.00



**AND WHEREAS**, under Section 363 of the Municipal Act (Chapter M45) RSO 1990 as amended, the County of Oxford established by By-law **No. 3791-98** the following tax ratios for the County and its lower tier municipalities.

1. Residential/Farm Residential	1.0000
2. Multi-Residential	2.8392
3. Commercial	1.9018
4. Industrial	3.2273
5. Pipeline	1.2593
6. Farmland	0.2500
7. Managed Forest	0.2500

**AND WHEREAS**, the sums required by taxation in the year 1998 for the Township of Blandford-Blenheim general purposes is **\$2,022,446.00**.

**AND WHEREAS**, the sums required by taxation in the year 1998 for the County of Oxford general and library purposes to be levied to the Township of Blandford-Blenheim is **\$2,192,400.00**.

**AND WHEREAS**, the Minister of Finance has set a uniform tax rate for education purposes for "Residential/Farm Assessment", "Multi-Residential", and "Pipeline Assessment", but has set requisition amounts for "Commercial Assessment" and "Industrial Assessment". The total amount for the Township of Blandford-Blenheim calculates out to be **\$3,347,224.00**.

**AND WHEREAS**, several municipal drains have been maintained under the authority of the Drainage Act, RSO 1990 Chapter D17 Section 74 and amendments thereto, and the applicable charges have been added to the Collector's tax Roll namely:

Anderson Drain; Banko Drain; Bastien Drain; Blackmore Drain (4 repairs); Buck Wilson; Burgess Lake; Bright Drain (2 repairs); Cowan Drain; Duncan Drain; Holdsworth Drain; Livingston Vernooy; Mahon Drain closed; Mahon Drain Branch "A"; Morning Glory (2 repairs); Murray Drain; Princeton Drainage works; South Princeton "A" (2 repairs); South Princeton "E" (2 repairs); Scott Creek Drain; Scott Creek Cranberry Lake; Trout Creek Branch "B" and Branch "C" and Welford Lampman.

Schedule "A" attached hereto details the amounts placed on the tax roll in relation to the summary of drain balances as at December 31, 1997 and invoiced as at August 5, 1998.

**AND WHEREAS**, Sixteen (16) municipal drains have been repaired and assessed, and several ratepayers have not paid their assessments, therefore Section 61, Subsection 4 of the Drainage Act RSO 1990, Chapter d17 and amendments thereto, applies on the following drains:

Bennett Drain; Blackmore Drain (2 repairs); Burgess Lake Drain; Baker Drain; Bright Drain; Cowan Drain; Holdsworth Drain; Morning Glory Drain; Princeton Drainage Works; South Princeton; Scott Creek Drain; Scott Creek-Cranberry Lake; Trout Creek Drain; Trout Creek Branch B: and Welford-Lampman Drain.

Schedule "B" attached hereto details the individual assessment and interest charges applied.

**AND WHEREAS**, a water levy to property owners in Bright shall be collected as a local improvement charge on the 1998 tax roll, to all property assessed who receive or will receive water benefit in accordance with the County of Oxford By-law Number 3575-96 as amended by By-Law number 3639-97.

**AND WHEREAS**, the amount of capital charges owing for sewage and water connections and frontage in Plattsville shall be added to the Roll and part due in 1998 shall be collected.

**AND WHEREAS**, the following rates per current value assessment shall be levied on property owners in Plattsville and shall be collected as a local improvement charge on the 1998 tax roll to all properties assessed who receive or will receive water benefit:

Residential	.00014526
Multi-Residential	.00041398
Commercial	.00027613
Commercial- Vacant Units/Excess Lands	.00019500
Industrial	.00046866
Industrial - Vacant Units/Excess Lands	.00031341

**AND WHEREAS**, the amount for municipal drain debentures, tile drainage debentures and other miscellaneous charges shall be added to the local improvements list and collected as part of the 1998 Collector's Roll.

**AND WHEREAS**, the tax rates on the aforementioned property classes and property subclasses have been calculated pursuant to the provisions of the Municipal Act and the manner set out herein.

**NOW THEREFORE**, the Council of the Township of Blandford-Blenheim enacts as follows:

1. The rates of taxation per current value assessment for Township, County and Education purposes be levied as follows:

Tax Class	Township	County	Education	Total
Residential/Farm	.00408927	.00443291	.00460000	.01312218
Multi-Residential	.01161026	.01258593	.00460000	.02879619
Commercial	.00777697	.00843050	.02319353	.03940100
Commercial-Vacant/excess	.00544388	.00590135	.01623547	.02758070
Commercial -vacant land	.00544388	.00590085	.01623539	.02758012
Industrial	.01319730	.01430633	.03862994	.06613357
Industrial-Vacant/excess	.00857825	.00929908	.02510946	.04298679
Industrial-vacant land	.00857825	.00929884	.02510946	.04298655
Pipeline	.00514962	.00558235	.01538000	.02611197
Farmland	.00102232	.00110823	.00115000	.00328055
Managed Forest	.00102232	.00110869	.00115000	.00328101

2. The total amount owing for "Local Improvements" in the Township of Blandford-Blenheim for 1998 shall be collected, The amounts owing in the various categories are, namely:

Municipal Drain Repairs Schedule "A"	\$ 1,618.54
Municipal Drain Repairs Schedule "B"	1,317.71
Bright Water levy, County #3585-96;#3639-97	42,450.00
Drumbo Water/Sewage Arrears	2,198.39
Plattsville Water/Sewage - capital	17,354.70
Municipal Drain Debentures	66,181.03
Tile Drainage Debentures	<u>43,880.50</u>
<b>TOTAL LOCAL IMPROVEMENTS</b>	<b>\$175,000.87</b>

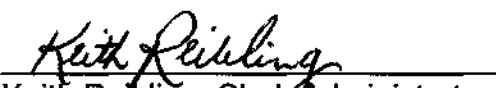
3. That the estimated expenditures and revenues listed herein are hereby adopted.
4. That the estimates established in the 1998 for the Township reserves in the various categories as listed herein are hereby adopted.
5. That from the 1<sup>st</sup> day of January, 1998 until the 31<sup>st</sup> day of December 1998, the statutory penalty of 1 ¼% per month or part thereof shall be added to all tax arrears, in accordance with the by-laws governing the same.
6. That a penalty of 1 ¼% be added to the amount due on March 23, August 31, 1998 and October 26, 1998 if these amounts are unpaid after such dates and 1 ¼% per month on the first day of each calendar month thereafter, in accordance with the by-laws governing the same.
6. The Treasurer shall pay all debentures to the holders thereof, or the Bank as the same becomes due and this by-law shall be her sufficient warrant for such payments.
7. **AND BE IT FURTHER ENACTED**, that all rates hereinbefore mentioned which are required to be levied and raised under this by-law shall be paid by the person or persons charged with the payment thereof, to the "Tax Collector" of the Township of Blandford-Blenheim, or to any of the following banks: namely  
"The Canadian Imperial Bank of Commerce" Ayr and Plattsville  
"The Bank of Montreal" Drumbo.

By-law **READ** a **FIRST** and **SECOND** time this 5<sup>th</sup> day of August, 1998.

By-law **READ** a **THIRD** time and **FINALLY PASSED** in Open Council this 5<sup>th</sup> day of August, 1998.

(Seal)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk/Administrator

**Schedule "A" to By-Law No. 1223-98  
of the Township of Blandford-Blenheim**

**Maintenance**

<b>Name of Drain (Report) (Balance)</b>	<b>Tax Roll 1998</b>	<b>Schedule B Principal</b>	<b>Paid Direct</b>	<b>Other</b>
Anderson Drain (268.83) (24.36)	24.36			
Banko Drain (222.48) (9.39)	9.39			
Bastien Drain (525.61) (6.54)	6.54			
Bennett Drain (1557.36) (295.45)		295.45		
Blackmore Drain (185.40) (64.96)	21.27	43.69		
Buck Wilson Dr "A" (6,496.05) (29.96)	29.96			
Burgess Lake (120.00) (67.50)	48.07	19.43		
Holdsworth Drain (753.83) (43.36)	8.67	34.69		
Mahon Drain Closed (753.83) (3.77)	3.77			
Mahon Drain Br. "A" (480.11) (1.28)	1.28			
Princeton Drainage Works (772.50) (94.30)	81.77	12.53		
Trout Creek Br. "B" (409.94) (15.33)		15.33		
Trout Creek Br. "c" (690.72) (6.37)	6.37			
South Princeton "A" (122.29) (62.40)	62.40			
South Princeton "B" (244.59) (108.55)	108.55			
Blackmore Drain (122.57) (44.53)	14.06	30.47		
Hall Drain (718.65) (13.90)				13.90 Twp. Rds
Murray Drain (328.57) (1.55)	1.55			
Welford Lampman (64.38) (12.76)	1.73	11.03		
Baker Drain (3,364.74) (2,280.35)		227.85	1940.93	111.57 Twp. Rds
Blackmore Drain (1,031.03) (708.80)			644.49	64.31 Twp. Rds
Bright Drain (422.30) (422.30)	34.00	41.23	58.45	269.60 County 19.02 Twp. Rds
Bright Drain (414.59) (405.64)	165.29		104.96	135.39 Twp. Rds
Cowan Drain (1,339.00) (1008.18)	16.15	12.85	833.65	52.23 County 93.30 Twp. Rds
Duncan Drain (105.00) (79.34)	33.82		19.83	4.87 County 20.38 MTO 0.44 MNR
Livington Vernooy (309.00) (220.06)	33.98		149.59	36.21 Twp. Rds
Morning Glory (195.00) (134.53)	116.21		11.25	4.73 Twp. Rds 2.34 County
Morning Glory (225.80) (156.76)	16.32	39.03	82.70	18.71 Twp. Rds
South Princeton "A" (1050.74) (1013.16)	220.99	63.14	368.30	72.15 County 288.58 Twp. Rds

**Schedule "A" to By-Law No. 1223-98  
of the Township of Blandford-Blenheim  
continue**

**Maintenance**

<b>Name of Drain (Report) (Balance)</b>	<b>Tax Roll 1998</b>	<b>Schedule Principal</b>	<b>Paid Direct</b>	<b>Other</b>
South Princeton "E" (500.00) (479.88)	221.72		54.13	181.04 Twp. Rds 22.99 County
Blackmore Drain (973.35) (665.56)	4.71		610.85	50.00 Twp. Rds
Blackmore Drain (731.82) (497.82)	1.38		466.61	29.83 Twp. Rds
Scott Creek Drain (9843.55) (7433.89)	181.89	184.07	5958.70	184.87 MTO 924.36 Twp. Rds
Scott Creek Cranberry Lake (1844.40) (1459.89)	51.75	131.75	696.79	579.6 Twp. Rds
Trout Creek (3090.00) (2193.81)	90.59	88.40	1785.57	40.29 County 188.96 Twp. Rds
<b>TOTALS</b>	<b>1618.54</b>	<b>1250.94</b>	<b>13786.80</b>	<b>3409.67</b>

**SCHEDULE "B" TO BY-LAW NO.1223-98  
OF THE TOWNSHIP OF BLANDFORD-BLENHEIM**

Name of Drain		Principal	Interest	Total
Bennett Drain				
Roll 250-186	Roy Wilkins	295.45	29.54	324.99
Blackmore Drain				
Roll 230-029	E & M Investments	43.69	4.36	48.05
Burgess Lake				
Roll 250-176	A. Kent	19.43	1.94	21.37
Holdsworth Drain				
Roll 230-112-01	Wm. Hanchiruk	34.69	3.46	38.15
Princeton Drainage Works				
Roll 210-007	C. Casler	12.53	1.25	13.78
Trout Creek Branch B				
Roll 150-029	A. Orriens	15.33	1.53	16.86
Blackmore Drain				
Roll 230--29	E& M Investments	30.47	0.93	31.40
Welford-Lampman				
Roll 110-032	Cedar Crest Development	11.03	0.96	11.99
Baker Drain				
Roll 150--34	756817 Ont. Ltd.	227.85	5.69	233.54
Bright Drain				
Roll 150-084	A. Delahunt	29.00	0.72	29.72
Roll 150-085-05	A. Demarte	12.23	0.30	12.53
Cowan Drain				
Roll 250-063-10	John Mader	12.85	0.16	13.01
Morning Glory				
Roll 130-054	K. Schwenecke	39.03	0.97	40.00
South Princeton				
Roll 210-053	D. Weber	18.04	0.45	18.59
Roll 210-154	A. Riley	18.04	0.45	18.59
Roll 290-600	CNR	27.06	0.67	27.73
Scott Creek Drain				
Roll 120-050	A. Dwyer	19.21	0.48	19.69
Roll 120-072	S. Nemeth	30.41	0.76	31.17
Roll 120-079	V. Pimental	11.21	0.28	11.49
Roll 120-08201	J. Nemeth	36.81	0.92	37.73
Roll 120-08202	J. Nemeth	35.21	0.88	36.09
Roll 120-083	J. Nemeth	51.22	1.28	52.50
Scott Creek - Cranberry lake				
Roll 120-079	V. Pimental	11.71	0.29	12.00
Roll 120-08101	G. Brown	11.71	0.29	12.00
Roll 120-08201	J. Nemeth	11.71	0.29	12.00
Roll 120-08202	J. Nemeth	11.71	0.29	12.00
Roll 120-097	W. Smith	17.57	0.43	18.00
Roll 120-11302	s. Kember	67.34	1.68	69.02
Trout Creek				
Roll 150-020	D. Rogers	37.12	2.32	39.44
Roll 150-021	B. Skrypetz	30.77	1.92	32.69
Roll 140-004	B. Todd	20.51	1.28	21.79
<b>TOTALS</b>		<b>1250.94</b>	<b>66.77</b>	<b>1317.91</b>

3. That the estimated expenditures and revenues listed herein are hereby adopted.
4. That the estimates established in the 1998 for the Township reserves in the various categories as listed herein are hereby adopted.
5. That from the 1<sup>st</sup> day of January, 1998 until the 31<sup>st</sup> day of December 1998, the statutory penalty of 1 ¼% per month or part thereof shall be added to all tax arrears, in accordance with the by-laws governing the same.
6. That a penalty of 1 ¼% be added to the amount due on March 23, August 31, 1998 and October 26, 1998 if these amounts are unpaid after such dates and 1 ¼% per month on the first day of each calendar month thereafter, in accordance with the by-laws governing the same.
6. The Treasurer shall pay all debentures to the holders thereof, or the Bank as the same becomes due and this by-law shall be her sufficient warrant for such payments.
7. **AND BE IT FURTHER ENACTED**, that all rates hereinbefore mentioned which are required to be levied and raised under this by-law shall be paid by the person or persons charged with the payment thereof, to the "Tax Collector" of the Township of Blandford-Blenheim, or to any of the following banks: namely  
"The Canadian Imperial Bank of Commerce" Ayr and Plattsville  
"The Bank of Montreal" Drumbo.

By-law READ a FIRST and SECOND time this 5<sup>th</sup> day of August, 1998.

By-law READ a THIRD time and FINALLY PASSED in Open Council this 5<sup>th</sup> day of August, 1998.

\_\_\_\_\_  
Donald S. Woolcott, Mayor

(Seal)

\_\_\_\_\_  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1225-98

Being a By-law to abandon the Closed Portion of the Scott Creek Drain.

**WHEREAS** Section 84 of the Drainage Act, R.S.O. 1990, Chapter D.17, as amended, provides the authority for Council to give notice of their intention to abandon a drainage works.

**AND WHEREAS** H.M. Gibson Ltd. Consulting Engineers, in a report dated October 20<sup>th</sup>, 1968, constructed the closed portion of the Scott Creek Drain. This report was adopted by the former Township of Blandford in By-law Number 29-1968 on December 31<sup>st</sup>, 1968.

**AND WHEREAS** no maintenance work has been performed on the closed drain since its original construction in 1968.

**AND WHEREAS** a meeting was held between the Township Drainage Superintendent and several property owners to discuss repairing and/or abandoning the drain and the consensus from the meeting was that the drain was no longer a benefit to them.

**AND WHEREAS** at the July 2<sup>nd</sup>, 1998, regular meeting of Council, the following resolution was enacted:

"Whereas several of the owners assessed a benefit assessment on the Scott Creek Drain (Closed Portion), no longer desire to have the drain maintained.

Be it Resolved that Council authorizes the Clerk to initiate the process of notifying all owners of land with a benefit assessment on the Scott Creek Drain (Closed Portion), that the municipality intends to abandon the said drainage works in accordance with Section 84(2) of the Drainage Act."

**AND WHEREAS** no property owner with a benefit assessment appealed against Council's decision to abandon the Closed Portion of the Scott Creek Drain.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:


1. Closed Portion of the Scott Creek Drain is hereby abandoned.
2. References to the Closed Portion of the Scott Creek in the following report namely:
  - Scott Creek Drains, dated October 20<sup>th</sup>, 1968is hereby repealed.

By-law **READ** a **FIRST** and **SECOND** time this 5<sup>th</sup> day of August, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 5<sup>th</sup> day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1226-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to A1-15 the zone symbol of the lands so designated A1-15 on Schedule "A" attached hereto.
2. That Section 7.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"7.3.15        LOCATION: PART LOT 12, CONCESSION 2 (BLENHEIM), A1-15

7.3.15.1       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A1-15 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 7.1 to this By-Law;  
a garden suite.

7.3.15.2       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A1-15 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.3.15.2.1     DEFINITION OF A GARDEN SUITE:

For the purpose of this By-Law, a garden suite shall be defined as follows:

"GARDEN SUITE" shall mean a one-unit detached residential structure, containing bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable.

2. -cont'd

7.3.15 LOCATION: PART LOT 12, CONCESSION 2 (BLENHEIM), A1-15  
-cont'd

7.3.15.2 -cont'd

7.3.15.2.2 TIME PERIOD FOR GARDEN SUITE:

Maximum

August 5, 1998 to  
August 5, 2008

7.3.15.2.3 At the conclusion of the 10 year time period, the garden suite shall be removed unless a request is submitted for a time extension and so approved by the Township of Blandford-Blenheim pursuant to Section 39 of the Planning Act.

7.3.15.2.4 That all the provisions of the A1 Zone in Section 7.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 5<sup>th</sup> day of August 1998.

READ a third time and finally passed this 5<sup>th</sup> day of August 1998.



Donald S. Woolcott

Mayor

(SEAL)



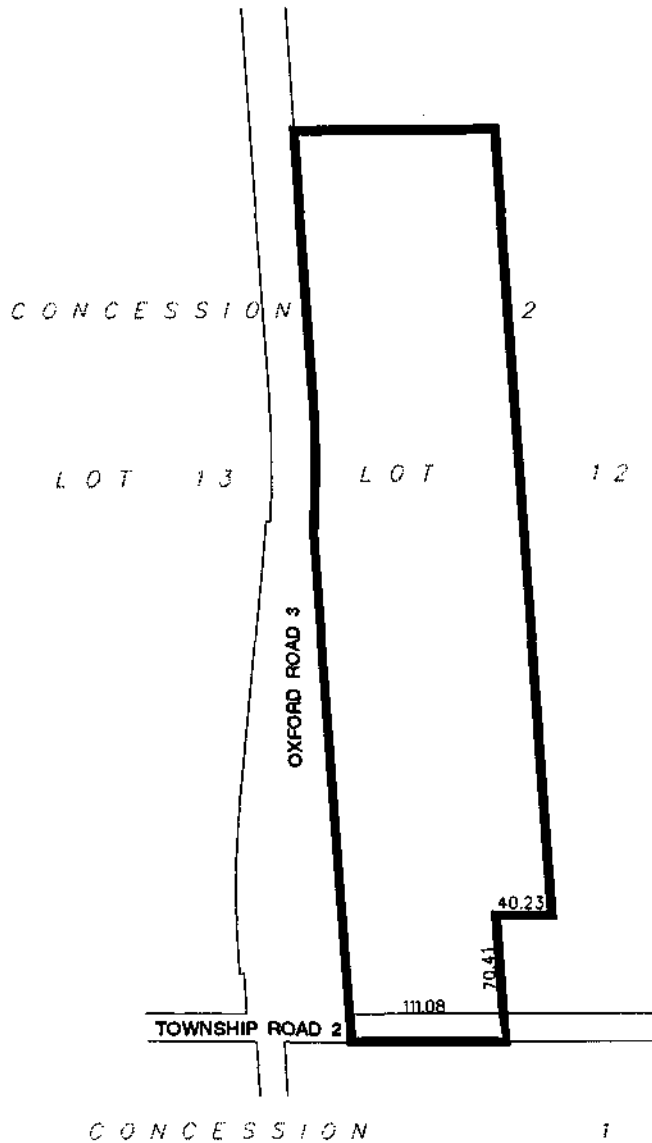
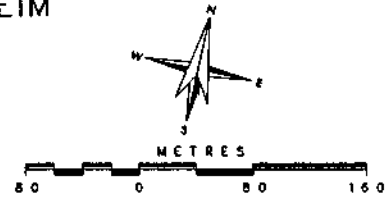
Keith Reibling  
Clerk

# SCHEDULE "A"

TO BY-LAW No. 1226-98

PART LOT 12, CONC. 2 (BLENHEIM)


TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1226-98, PASSED

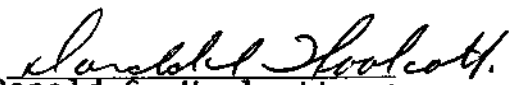
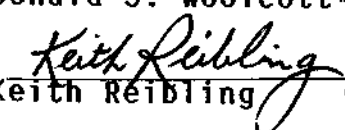
THE 5th DAY OF August, 1998

 AREA OF ZONE CHANGE TO A1-15

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

  
Donald S. Woolcott MAYOR  
  
Keith Reibling CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1226-98

EXPLANATORY NOTE

The purpose of By-Law Number 1226-98 is to rezone property located on the east side of Oxford Road 3, north of Roper Street (Township Road 2), comprising Part Lot 12, Concession 2 (Blenheim), in the Township of Blandford-Blenheim from 'Restricted Agricultural (A1)' to 'Special Restricted Agricultural (A1-15)'. The zone change will permit the placement of a garden suite on the southerly portion of the property, to be occupied by a parent of the applicant. The zoning by-law amendment defines a garden suite and establishes a maximum 10 year time period. The subject property is currently owned by Alan & Terri Ritchie.

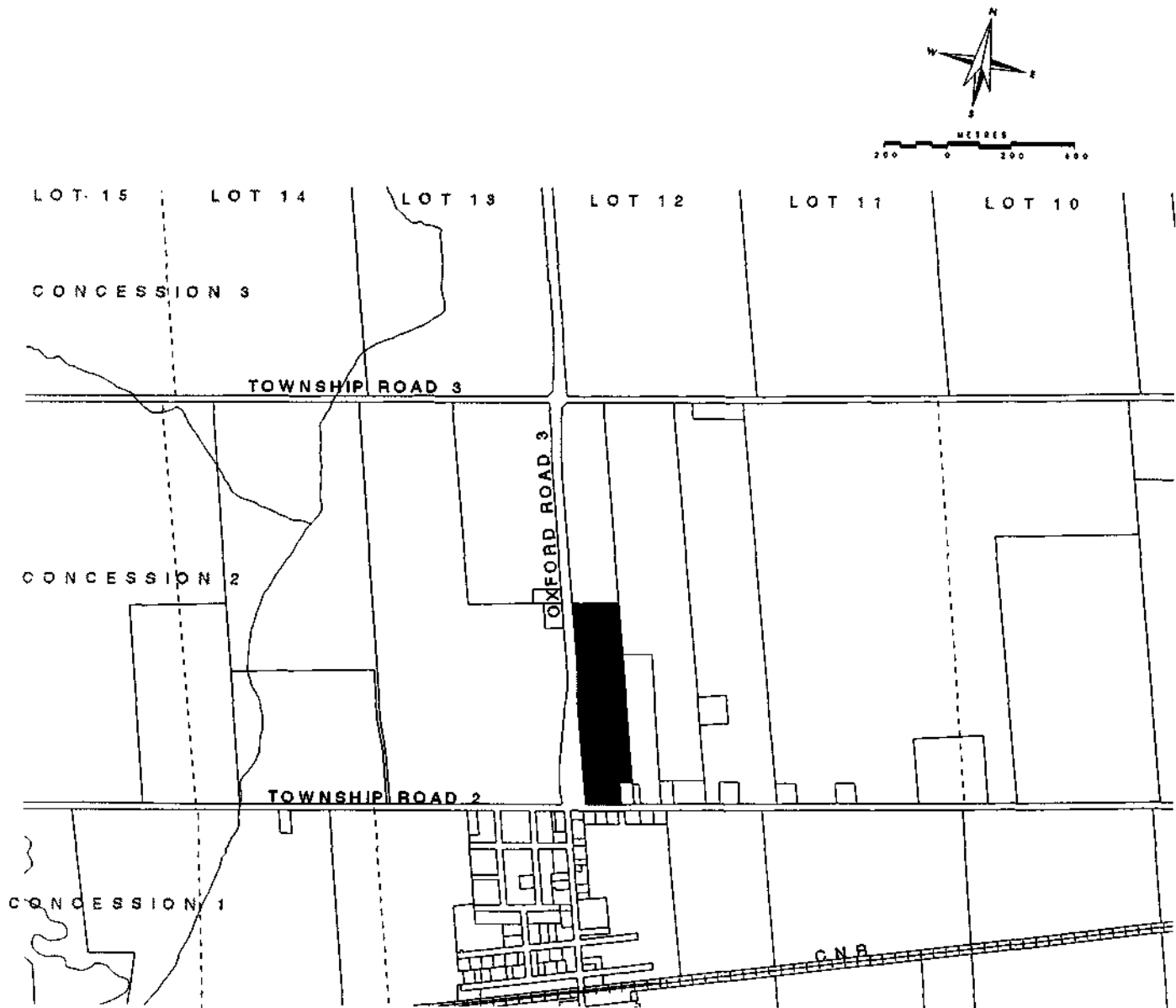
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1226-98. The public hearing was held on August 5, 1998.


Any person wishing further information relative to Zoning By-Law Number 1226-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



 LANDS TO WHICH BYLAW 1226-98 APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1216-98

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 7, 8 and 9, Concession 5 (former Blenheim)

Part of the Blenheim Road

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$43,900.00.

**AND WHEREAS** \$43,900.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1998 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated June 10, 1998 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$43,900.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

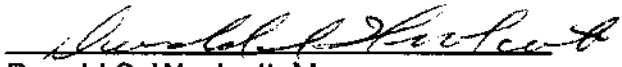
CONCESSION AMOUNT	PARCEL OF LAND OR PART THEREOF	TOTAL ASSESSED
5	Pt. L. 7 (George & Dianne Sibbick)	\$ 498.00
5	Pt. L. 7 (Randall & Jacqueline Bingeman)	34.00
5	Pt. L. 7 (Edward Chown)	34.00
5	Pt. L. 7 (Bruce & Madeleine Riddell)	12.00
5	Pt. L. 7 (Margaret Goodwin)	34.00
5	Pt. L. 7 (William & Connie Awde)	70.00
5	Pt. L. 8 (Daniel, Dianna, Grant & Jeanette McLaren)	6,435.00
5	Pt. L. 7 & 8 (Daniel & Grant McLaren)	3,666.00
5	Pt. L. 7 (Daniel, Grant & Janet McLaren)	35.00
5	Pt. L. 7 & 8 (Dianna & Janet McLaren)	5,315.00
5	Pt. L. 8 & 9 (Beatrice Mackie)	4,492.00
5	Pt. L. 7 (George & Dianne Sibbick)	20,370.00
5	Pt. L. 8 (Larenwood Farms)	2,179.00
5	Pt. L. 9 (Marinus & Marilyn VanAlphen)	<u>229.00</u>
SUB-TOTAL		\$43,403.00
Township Roads		<u>497.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF</b>		
<b>BLANDFORD-BLENHEIM</b>		<b><u>\$43,900.00</u></b>

4. For paying the sum of \$497.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
6. This by-law comes into force on the passing thereof and may be cited as **"MCLAREN DRAIN 1998 BY-LAW"**.

First Reading: July 2nd, 1998.

Second Reading: July 2nd, 1998.

Provisionally adopted this 2nd day of July, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: August 19th, 1998.

Enacted the 19th day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator



KEITH REIBLING, A.M.C.T., Clerk-Administrator

MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector

GERALD KUSS, C.E.T., Road Superintendent

JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100

Telephone: (519) 463-5347

Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

July 6, 1998.

**TO ALL LANDOWNERS IN THE  
"MCLAREN DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **5th day of August, 1998, at 2:00 P.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, JULY 24th, 1998.**

A handwritten signature in cursive script, reading "Keith Reibling", is written over a horizontal line.

Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1227-98

Being a By-law to provide for the sale of Part of Lot 11, Block B, according to Registered Plan 199, being Part 7 of Reference Plan 41R-5934, to James and Cheryl Thornborrow, as joint tenants, as to a 50% interest, Bold Investments Hamilton Limited, as to a 50% interest as Partnership Property.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 193, and amendments thereto, provides the authority for municipal Councils to lawfully sell property of the Corporation.

**AND WHEREAS** Resolution No. 22 enacted on February 4<sup>th</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim declared the vacant parcel of land located on the east side of Muma Street in Drumbo, recently acquired by the municipality as a result of the Samuel S. Crumback tax sale, as surplus to the needs of the Township.

**AND WHEREAS** Resolution No. 8 was enacted on August 5<sup>th</sup>, 1998, by the Council of the Corporation of the Township of Blandford-Blenheim authorizing the Clerk-Administrator to prepare the appropriate by-law to sell a portion of the vacant municipal lands to James and Cheryl Thornborrow, and Bold Investments Hamilton Limited, for the sum of \$800.00 in accordance with the provisions of the Municipal Act.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim be and they are hereby authorized to execute a Deed to James and Cheryl Thornborrow, and Bold Investments Hamilton Limited, for Part of Lot 11, Block B, according to Registered Plan 199, in the Township of Blandford-Blenheim, formerly Township of Blenheim, in the County of Oxford, more particularly described as PART 7 of Reference Plan 41R-5934.
2. That the legal costs associated with the transfer of land shall be borne by the purchasers.

By-law **READ** a **FIRST** and **SECOND** time this 19<sup>th</sup> day of August, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 19<sup>th</sup> day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1228-98

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 2 and 3, Concession 2 (former Blandford)

Part of Lot 3, Concession 3 (former Blandford)

Part of Township Road 3 (former Blandford)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$26,200.00.

**AND WHEREAS** \$26,200.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1998 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated July 22nd, 1998 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$26,200.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
2	N. 1/2 L. 2 (Walter & Margaret Biloski)	\$ 27.00
2	Pt. L. 3 (1060008 Ontario Ltd.)	13,441.00
2	Pt. N. 1/2 L. 3 (Adrian & M. Cooper)	4,842.00
3	Pt. S. 1/2 L. 3 (Joan Fogarty)	1,050.00
3	Pt. S. 1/2 L. 3 (Peter Plecsko)	<u>4,520.00</u>
SUB-TOTAL		\$23,880.00
Township Roads		<u>2,320.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF</b>		
<b>BLANDFORD-BLENHEIM</b>		<b><u>\$26,200.00</u></b>

4. For paying the sum of \$2,320.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
6. This by-law comes into force on the passing thereof and may be cited as **"BARRON DRAIN 1998 BY-LAW"**.


First Reading: August 19<sup>th</sup>, 1998.

Second Reading: August 19<sup>th</sup>, 1998.

Provisionally adopted this 19<sup>th</sup> day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: October 7<sup>th</sup>, 1998.

Enacted the 7<sup>th</sup> day of October, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

August 20, 1998.

**TO ALL LANDOWNERS IN THE  
"BARRON DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **16th** day of **September, 1998**, at **7:00 P.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, SEPTEMBER 4th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

BY-LAW NUMBER 1229-98

**A By-Law to amend Zoning By-Law Number 466-82, as amended.**

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

**THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:**

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to V-4 the zone symbol of the lands so designated V-4 on Schedule "A" attached hereto.
2. That Section 16.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"16.3.4 LOCATION: PART LOT 8, BLOCK C AND PART BLOCK C,  
PLAN 104 (DRUMBO), V-4

16.3.4.1 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any V-4 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

a dwelling house containing not more than 2 units;  
a home occupation in a permitted dwelling house.

16.3.4.2 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any V-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

16.3.4.2.1 LOT AREA:

Minimum 263 square metres

**16.3.4.2.2 LOT FRONTAGE:**

Minimum	12 metres
---------	-----------

16.3.4.2.3 LOT DEPTH:

Minimum	20 metres
---------	-----------

2. -cont'd

16.3.4 LOCATION: PART LOT 8, BLOCK C AND PART BLOCK C,  
PLAN 104 (DRUMBO), V-4

16.3.4.2 cont'd

16.3.4.2.4 YARDS AND SETBACKS:

The minimum yards, setbacks and landscaped open space, and maximum lot coverage shall be the yards, setbacks, landscaped open space and lot coverage existing at the time of passing of this By-Law.

16.3.4.2.5 That all the provisions of the R2 Zone in Section 12.2.1.3 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 2nd day of September 1998.

READ a third time and finally passed this 2nd day of September 1998.



Donald S. Woolcott  
Mayor

(SEAL)



Keith Reibling  
Clerk

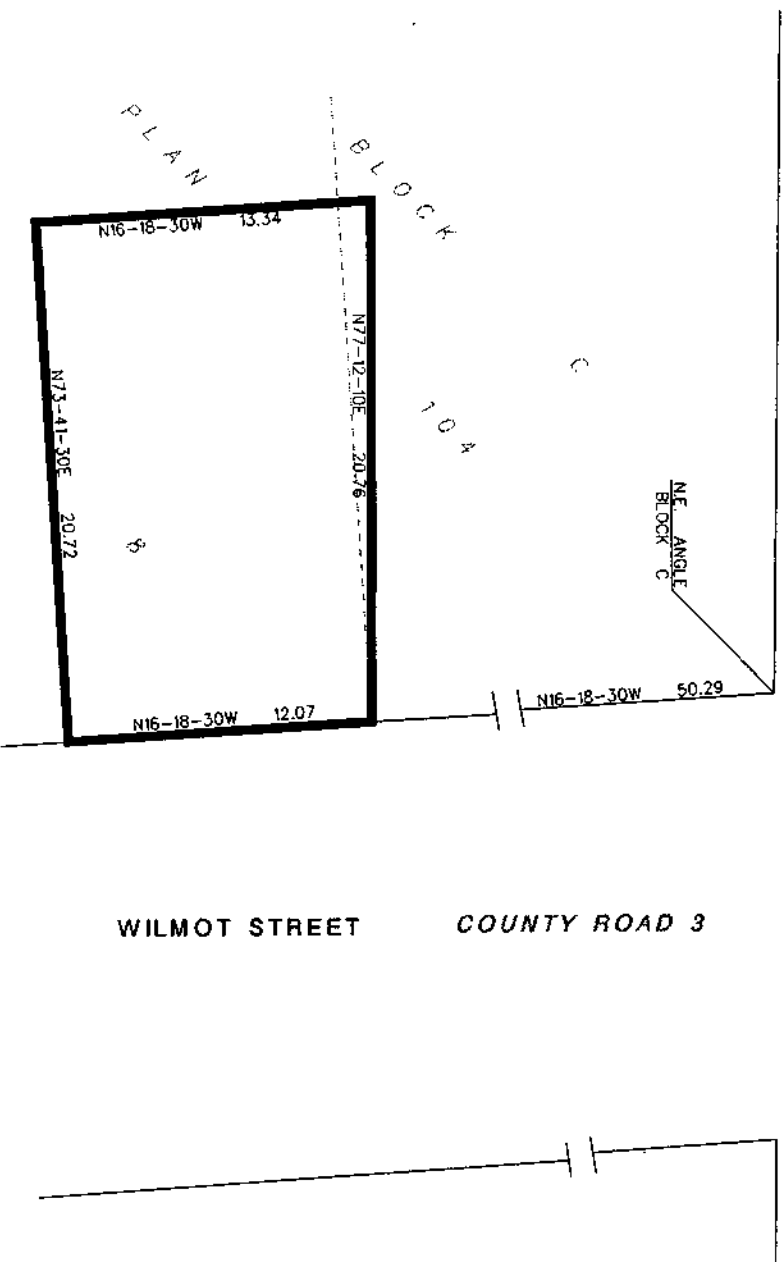
**SCHEDULE "A"**  
TO BY-LAW NO. 1229-98

PART LOT 8, BLOCK C, PART BLOCK C, PLAN 104 (BLENHEIM)

**TOWNSHIP OF BLANDFORD-BLENHEIM**



OXFORD STREET      COUNTY ROAD 29



104

THIS IS SCHEDULE "A"

TO BY-LAW NO. 1229-98, PASSED

THE 2nd DAY OF September, 1998

AREA OF ZONE CHANGE TO V-4

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

Donald S. Woolcott MAYOR

*Keith Reidling*  
Keith Reidling CLERK



ZON 1-392

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1229-98

EXPLANATORY NOTE

The purpose of By-Law Number 1229-98 is to rezone property located on the west side of Wilmot Street, south of Oxford Street, comprising Part Lot 8, Block C and Part Block C, Registered Plan 104, in the Village of Drumbo, in the Township of Blandford-Blenheim from Village (V) to Special Village (V-4) to permit the conversion of an existing building to a converted dwelling with two residential units. The By-Law also recognizes the existing lot frontage, lot area and lot depth of the subject property and recognizes the minimum yards and setbacks existing at the time of passing of this By-Law. The subject property is currently owned by Marion Wearn.

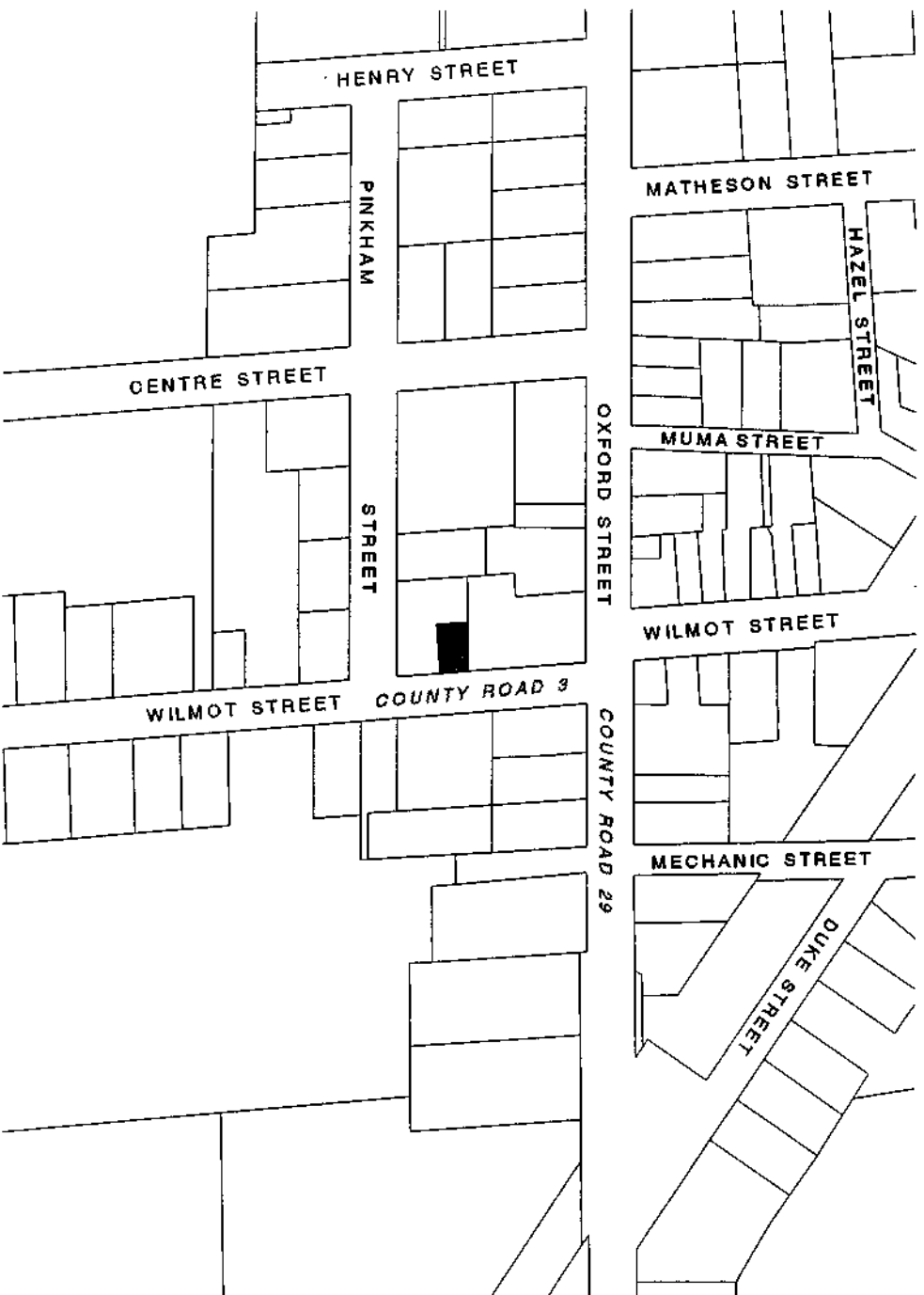
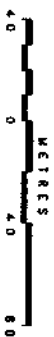
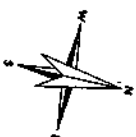
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1229-98. The public hearing was held on September 2, 1998.

Any person wishing further information relative to Zoning By-Law Number 1229-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1229-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1224-98

**PLATTSVILLE DRAIN 1998**

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the Council of the Township of Blandford-Blenheim have appointed an Engineer to prepare a new report pursuant to the Drainage Act, R.S.O. 1990, as amended, for the incorporation of the drainage works installed in the Country Meadows Subdivision in accordance with the provisions of Sections 4 and 8, and for the reassessment of property as a result of the subdivision of lands, in accordance with the provisions of Sections 65 and 76.

**AND WHEREAS** the actual cost of constructing the drainage works in the Country Meadows Subdivision and the preparation of the drainage report was estimated to be \$370,500.00.

**AND WHEREAS** \$370,500.00 is the amount to be contributed by Kubassek Holdings Ltd. for the actual costs incurred in providing the new drainage works.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated June 30<sup>th</sup>, 1998 is hereby adopted, and shall be attached hereto, and the drainage works as therein indicated are incorporated as a municipal drainage system.
2. In accordance with Section 19.(h) of the Subdivision Agreement, registered as Instrument Number LT53026 on October 12<sup>th</sup>, 1993, at at Land Registry Office No. 41, the developer (Kubassek Holdings Ltd.) shall pay the assessments levied to the lands and roads in accordance with the total in Schedule A listed herein.

SCHEDULE "A"

CONCESSION and/or REG'D PLAN	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
13	S. ½ of Lot 17 (Kubassek Holdings Ltd.)	\$370,500.00
TOTAL ASSESSMENT		<u>\$370,500.00</u>

3. The appropriate allowances shall be deducted for the lands and roads assessed before sending out the Net Assessment to the developer.
4. All drainage works listed in Schedule "B" regarding the incorporated works and the existing works shall be maintained in accordance with the Maintenance Schedule listed in this report.

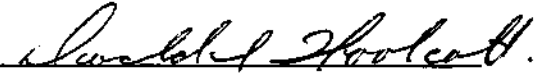
By-law Number 1224-98 Cont'd.

5. This by-law comes into force and on the passing thereof and may be cited as "PLATTSVILLE DRAIN 1998".

First Reading: August 5<sup>th</sup>, 1998.

Second Reading: August 5<sup>th</sup>, 1998.

Provisionally adopted this 5<sup>th</sup> day of August, 1995.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator

Third Reading: September 16<sup>th</sup>, 1998.

Enacted the 16<sup>th</sup> day of September, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

August 6, 1998.

**TO ALL LANDOWNERS IN THE  
"PLATTSVILLE DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **2nd day of September, 1998, at 11:00 A.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, AUGUST 21st, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

**THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM**

**BY-LAW NUMBER 1230-98**

Being a By-law to restrict the Weight of Vehicles passing over Eight (8) individual bridge structures in the Township.

**WHEREAS**, the Highway Traffic Act, R.S.O. 1990, Chapter H.8, Section 123, Subsection (2), and amendments thereto, provides that:

"The Municipal Corporation or other authority having jurisdiction over a bridge may by by-law limit the gross vehicle weight of any vehicle or any class thereof passing over such a bridge and the requirements of subsection (1) with respect to the posting up of notice apply thereto,"

**AND WHEREAS** it is deemed expedient to limit the weight of vehicles passing over bridges in the The Corporation of the Township of Blandford-Blenheim after reviewing recommendations contained in a report dated August 27<sup>th</sup>, 1998, entitled "Inspection update of Deficient Bridges, 1998", as prepared by Mr. Eli Abraham, P.Eng., and K.A. Smart, P.Eng., of the firm of K. Smart Associates Limited, Kitchener, Ontario.

**NOW THEREFORE** the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 11 and 12 at Lot 1 (former Blenheim); Structure No. 20; M.T.O. Site No. 23-131; where the gross vehicle or combination of vehicles or any class thereof exceeds -  
  
Fifteen (15) TONNES        for a Single Vehicle  
Twenty-four (24) TONNES for a Combination of Two Vehicles  
Thirty (30) TONNES        for a Combination of Three Vehicles
2. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 10 and 11 at Lot 2 (former Blenheim); Structure No. 21; M.T.O. Site No. 23-132; where the gross vehicle or combination of vehicles or any class thereof exceeds -  
  
Eleven (11) TONNES        for a Single Vehicle  
Seventeen (17) TONNES for a Combination of Two Vehicles  
Twenty-five (25) TONNES for a Combination of Three Vehicles
3. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 11 and 12 at Lot 9 (former Blenheim); Structure No. 24; M.T.O. Site No. 23-130; where the gross vehicle or combination of vehicles or any class thereof exceeds -  
  
Twelve (12) TONNES        for a Single Vehicle  
Nineteen (19) TONNES     for a Combination of Two Vehicles  
Twenty-six (26) TONNES for a Combination of Three Vehicles
4. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 11 and 12 at Lot 18 (former Blenheim); Structure No. 25; M.T.O. Site No. 23-45; where the gross vehicle or combination of vehicles or any class thereof exceeds Sixteen (16) TONNES.

5. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 4 and 5 at Lot 23 (former Blenheim); Structure No. 29; M.T.O. Site No. 23-107; where the gross vehicle or combination of vehicles or any class thereof exceeds -

Nine (9) TONNES for a Single Vehicle  
Fourteen (14) TONNES for a Combination of Two Vehicles  
Twenty (20) TONNES for a Combination of Three Vehicles

6. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 3 and 4 at Lot 20 (former Blenheim); Structure No. 30; M.T.O. Site No. 23-184; where the gross vehicle or combination of vehicles or any class thereof exceeds -

Fourteen (14) TONNES for a Single Vehicle  
Eighteen (18) TONNES for a Combination of Two Vehicles  
Twenty-six (26) TONNES for a Combination of Three Vehicles

7. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Canning Road Allowance located in Lot 4, Concession 2 (former Blenheim); Structure No. 36; M.T.O. Site No. 23-191; where the gross vehicle or combination of vehicles or any class thereof exceeds Nine (9) TONNES.

8. No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Lots 6 and 7, in the 6<sup>th</sup> Concession (former Blenheim); Structure No. 39; M.T.O. Site No. 23-126; where the gross vehicle or combination of vehicles or any class thereof exceeds -

Ten (10) TONNES for a Single Vehicle  
Twelve (12) TONNES for a Combination of Two Vehicles  
Eighteen (18) TONNES for a Combination of Three Vehicles

9. Every person who contravenes any of the provisions of a by-law made under subsection 104b(2) is guilty of an offence and on conviction is liable to a fine in accordance with the provisions outlined in Section 106, as amended, of The Highway Traffic Act.

10. By-law Number 1119-96, enacted the 4<sup>th</sup> day of September, 1996, and By-law Number 1185-97, enacted the 17<sup>th</sup> day of December, 1997, are hereby repealed.

11. This By-law shall not become effective until a notice of limit of weight permitted, legibly printed, has been posted in a conspicuous place at each end of the bridge.

12. The provisions of this by-law shall be in effect for a two (2) year period from the date of enactment.

By-law **READ** a **FIRST** and **SECOND** time this 16<sup>th</sup> day of September, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of September, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1274-99

Being a By-law to amend By-law Number 1230-98 for restricting the Weight of Vehicles passing over One (1) individual bridge structure in the Township.

**WHEREAS**, the Highway Traffic Act, R.S.O. 1990, Chapter H.8, Section 123, Subsection (2), and amendments thereto, provides that:

"The Municipal Corporation or other authority having jurisdiction over a bridge may by by-law approved by the Ministry (no longer required) limit the gross vehicle weight of any vehicle or any class thereof passing over such a bridge and the requirements of subsection (1) with respect to the posting up of notice apply thereto, "

**AND WHEREAS** it is deemed expedient to amend By-law Number 1230-98 to change the weight limit of vehicles passing over Bridge Structure No., 29 in the Corporation of the Township of Blandford-Blenheim after reviewing the recommendations contained in a letter dated May 20<sup>th</sup>, 1999, as prepared by Mr. Kevin Death, C.E.T., of the firm of K. Smart Associates Limited, Kitchener, Ontario.

**NOW THEREFORE** the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. Section 5 of By-law Number 1230-98 is hereby amended by inserting the following:

No vehicle or combination of vehicles or any class thereof whether empty or loaded shall be operated over the bridge situate on the Road Allowance between Concessions 4 and 5 at Lot 23 (former Blenheim); Structure No. 29; M.T.O. Site No. 23-107; where the gross vehicle or combination of vehicles or any class thereof exceeds Four (4) TONNES.

2. The provisions of this By-law shall have force and effect until June 2<sup>nd</sup>, 2001.
3. Every person who contravenes any of the provisions of a by-law made under subsection 104b(2) is guilty of an offence and on conviction is liable to a fine in accordance with the provisions outlined in Section 106, as amended, of The Highway Traffic Act.
4. This By-law shall become effective immediately upon enactment and a notice of limit of weight permitted, legibly printed, has been posted in a conspicuous place at each end of the bridge.

By-law **READ** a **FIRST** and **SECOND** time this 2<sup>nd</sup> day of June, 1999.

By-law **READ** a **THIRD** time and **PASSED** in Open Council this 2<sup>nd</sup> day of June, 1999.

(SEAL)



Donald S. Woolcott, Mayor



Keith Reibling, Clerk-Administrator



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1231-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and John A. Taylor.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-86/97 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 5 and Part of Railway Street, (Not Travelled), Registered Plan 199, (former Blenheim), more particularly described as Parts 1 and 2 on Reference Plan 41R-6120.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

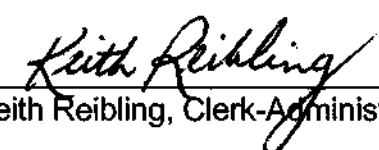
1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated September 14th, 1998, for developing lands, being composed of Part of Lot 5 and Part of Railway Street, (Not Travelled), Registered Plan 199 (former Blenheim), and more particularly described as PARTS 1 and 2 on Reference Plan 41R-6120, between John A. Taylor and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 16th day of September, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of September, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

<p style="text-align: center; font-size: 1.2em; font-weight: bold;">464627</p> <p>Number..... <b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="text-align: center; font-size: 1.1em;">2003-04-17</p> <p>at..... Land Registry Office No. 41</p> <p style="text-align: right; margin-top: 10px;"><i>W. Z. Breen</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 1 pages</p>
	<p>(3) Property Identifier(s) Block Property</p> <p style="text-align: center;">00289 0184</p>
	<p>(4) Nature of Document</p> <p style="text-align: center;">RELEASE OF SITE-PLAN DEVELOPMENT AGREEMENT</p>
	<p>(5) Consideration</p> <p style="text-align: center;">n/a Dollars \$</p>
	<p>(6) Description</p> <p>In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of Part of Lot 5 and Part of Railway Street, Registered Plan 199, and more particularly described as PARTS 1 and 2 on Reference Plan 41R-6120.</p>
<p>Additional: See Schedule <input type="checkbox"/></p>	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>

(8) This Document provides as follows:

Release of Site-Plan Development Agreement registered on the 23rd day of September, 1998, as Instrument #426553, between John A. Taylor and the Corporation of the Township of Blandford-Blenheim.

The terms of this agreement have been complied with by Paul and Elizabeth Szever and this release is final in nature and does not require any subsequent confirmation.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)  
Deed Number 451991 and Agreement Number 426553

<p>(10) Party(ies) (Set out Status or Interest)</p> <p>Name(s)</p> <p style="text-align: center; font-weight: bold;">THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM</p>	<p>Signature(s)</p> <p style="text-align: center;"><i>Donald S. Woolcott</i> Donald S. Woolcott, Mayor</p> <p style="text-align: center;"><i>Keith Reibling</i> Keith Reibling, Clerk-Administrator</p>
<p>Date of Signature</p> <p style="text-align: center;">2003-04-16</p>	<p>Date of Signature</p> <p style="text-align: center;">2003-04-16</p>

(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0

<p>(12) Party(ies) (Set out Status or Interest)</p> <p>Name(s)</p>	<p>Signature(s)</p>
<p>Date of Signature</p>	<p>Date of Signature</p>

(13) Address for Service

<p>(14) Municipal Address of Property</p> <p>39 Wilmot Street North, Drumbo, Ontario. N0J 1G0</p>	<p>(15) Document Prepared by:</p> <p>Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0</p>	<p style="text-align: center;">Fees and Tax</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%;"></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">60</td> </tr> </table>	Registration Fee								Total	60
Registration Fee												
Total	60											

<div style="text-align: center; font-size: 1.2em; font-weight: bold;">426553</div> <p>Number <b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="font-size: 1.2em; font-weight: bold;">1998 09 23</p> <p>at 1354 Land Registry Office No. 41</p> <p style="text-align: right;"><i>M. X. Green</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 14 pages	
	(3) Property Identifier(s)		Block 00289	Property 0166
	Additional: See Schedule <input type="checkbox"/>			
	(4) Nature of Document Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.			
	(5) Consideration -----nil----- Dollars \$			
(6) Description In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of part of Lot 5 and part of Railway Street, Registered Plan 199, and more particularly described as PARTS 1 and 2 on Reference Plan 41R-6120.				
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	
(8) This Document provides as follows:  See Attached Consent Agreement.				
Continued on Schedule <input type="checkbox"/>				
(9) This Document relates to Instrument number(s) Deed No. B5511 and Part of Deed No. A42473				
(10) Party(ies) (Set out Status or Interest)				
Name(s)	Signature(s)	Date of Signature Y M D		
THE CORPORATION OF THE TOWNSHIP				
OF BLANDFORD-BLENHEIM (the "Township")				
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 09 16		
(11) Address for Service 47 Wilmot Street South, DRUMBO, Ontario.				
(12) Party(ies) (Set out Status or Interest)				
Name(s)	Signature(s)	Date of Signature Y M D		
JOHN A. TAYLOR		1998 09 16		
(13) Address for Service P.O. Box 190, DRUMBO, Ontario. N0J 1G0				
(14) Municipal Address of Property 39 Wilmot Street North, Drumbo, Ontario. N0J 1G0		(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0		
<div style="text-align: center; font-size: 1.2em; font-weight: bold;">426553</div> <p>Number <b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="font-size: 1.2em; font-weight: bold;">1998 09 23</p> <p>at 1354 Land Registry Office No. 41</p> <p style="text-align: right;"><i>M. X. Green</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>		Fees and Tax		
		Registration Fee		
		Total		
		50		

**CONSENT AGREEMENT**

**JOHN A. TAYLOR SEVERANCE**

**LOT 5 AND PART OF RAILWAY STREET (NOT TRAVELLED)  
REGISTERED PLAN 199**

**TOWNSHIP OF BLANDFORD-BLENHEIM  
(FORMERLY TOWNSHIP OF BLENHEIM)**

THIS AGREEMENT made on the 14th day of September, 1998

BETWEEN:

**JOHN A. TAYLOR**

Hereinafter called the "Owner"  
OF THE FIRST PART

AND:

**THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM**

Hereinafter called the "Township"  
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the east side of Wilmot Street, south of Jarvis Street, hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B-86/97) has granted the severance(s) subject to conditions being fulfilled to the Township's satisfaction as per their decision dated October 2, 1997, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

**1.2 All work to conform to approved plan**

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan hereto attached, required by, and in accordance with the sections of, this agreement. All approved plans are to be initialed by the Township Engineer.

**1.3 Construction Within County Right-of-Way**

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the County's satisfaction.

**1.4 Owner to notify lot purchaser of his obligations**

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

**1.5 Owner to employ Engineer for design**

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

**1.6 Other Work**

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

**1.7 Existing Facilities**

At the time of the preparation of this agreement, the lot to be severed was encumbered with a retaining wall which begins on the lot to be retained and ends on the severed lot, a satellite dish and a hydro line which services a building on the lot which fronts onto Mechanic Street.

The owner hereby agrees to notify any purchaser of the existence of such features if still in place and what action is required by this agreement which is as follows:

- a) The retaining wall shall be relocated to the property line to facilitate the construction of the drainage swale on the severed lot
- b) The satellite dish to be relocated to the appropriate property
- c) The existing hydro line should be removed and the building serviced from another location. If the hydro line is not removed, the new dwelling constructed on the severed lot must be located at least 3.05 metres from the hydro line and the purchaser shall provide the owner with an easement of sufficient width for future maintenance along the full length of the line.

**1.8 Liability**

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 17, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

1.9 Intent

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

2. DRAINAGE ACT MATTERS

2.1 Extension of Existing Drain

The Owner or lot purchaser shall extend Branch Q of the Cowan Drain to the new building lot to provide a private drain connection for the lot using 200mm diameter Big O pipe (or equal). The cost of this extension shall be totally at the cost of the owner or lot purchaser. The owner or lot purchaser further agrees to provide the two adjacent landowners to the extension the opportunity to connect to the extension at their cost. The new building lot shall then be connected to the extension with 100mm diameter PVC SDR 28 pipe. The extension shall be below basement floor level but shall be joined up by sump pump drainage.

2.2 Engineer's Report for Drainage Assessment Reapportionment

The Owner agrees to sign a petition under Section 4 of the Drainage Act to have the drainage works constructed by this development incorporated as part of the Cowan Drain 1975 and further agrees to pay for the cost of the above report. The report so submitted shall contain revised Schedules of Assessment for Maintenance of the applicable portions of the Cowan Drain.

2.3 Advising Lot Purchaser of Obligations Relating to the Drainage Act

The Owner agrees to notify the lot purchaser of its obligations with respect to any existing or future Engineer's Reports pursuant to the Drainage Act.

3. OTHER DRAINAGE MATTERS

3.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

4. DRIVEWAY

4.1 General

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall initially consist of granular and shall ultimately be finished using a hard surfacing material, either asphalt, concrete or paving blocks.

4.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

4.3 Specifications

The driveway shall be constructed in accordance with the requirements of Schedule C.

5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

5.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

6.0 STREET LIGHTING6.1 Paying into Reserve Account

The Owner agrees to pay the sum of \$100.00 to the Township which sum shall be deposited in the Township's Reserve Account for Street Lighting. This sum shall be payable prior to the stamping of the deed.

7.0 SIDEWALKS7.1 Paying into Sidewalk Reserve Account

The Owner agrees to pay the sum of \$500 to the Township, which sum is to be deposited into the Township's Reserve Account for Sidewalk Extensions, Improvements and Maintenance. This sum shall be payable prior to the deed being stamped.

8. PARKLAND FEES

The Owner agrees to pay a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deed.

9. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS

The Township may hold the Owner or lot purchaser liable for any damages to the existing roads that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any curb, any utility, any sign and any other works in the boulevards.

10. BOULEVARDS

Upon completion of all work on the lot and in the road allowances, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and sodded.

11. WATER SUPPLYa) Connection Charges

The Owner is currently identified in County of Oxford, Bylaw No. 3619-97, Schedule B as 41 Wilmot Street North (correct municipal address is 39 Wilmot Street North) and is therefore paying the appropriate water service charge for a vacant serviced lot.

b) Inspection of Work Beyond the Road

Prior to backfilling any house connection to a water line, the Owner shall ensure, or shall ensure the lot purchaser is aware that he is to ensure, the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.

12. SEWAGE DISPOSALa) Connection Charges

The Owner is currently identified in County of Oxford, Bylaw No. 3619-97, Schedule B as 41 Wilmot Street North (correct municipal address is 39 Wilmot Street North) and is therefore paying the appropriate sanitary sewer service charge for a vacant serviced lot.

b) Inspection of Work Beyond the Road

Prior to backfilling any house connection to a sewage line, the Owner shall ensure, or shall ensure the lot purchaser is aware that he is to ensure, the connection at the street line is inspected by the appropriate authority and that a reference to fixed points has been made.

13. CONSTRUCTION ON THE LOT

13.1 Work to be in Accordance with Approved Plan

All work on any new building lot created must be in accordance with the approved plan as defined in Section 1.2.

13.2 Lot Purchaser's Obligation to Prepare Site Plan

The Owner agrees to prepare or to advise the lot purchaser of its obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that the dwelling and driveways shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

13.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits

The revised plan required by Section 13.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

13.4 Deposits, Certificate of Lot Grading

These matters shall be attended to in accordance with Section 17 hereto.

13.5 Timing

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

13.6 Changes

All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.

13.7 Ultimate Responsibility

All security monies provided by the Owner or the lot purchaser pursuant to Sections 1.1 and 17.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

14. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES

14.1 Review of Plans, Assistance in Finalizing the Consent Agreement

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicings to finalize this Consent Agreement and to participate in, review and/or approve any construction.

14.2 Inspection of Construction by Township Engineer

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.



**14.3 Township Legal and Engineer's Costs**

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 17 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

**14.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser**

These services of the Township Engineer will be separate from the above and are covered in Section 17 hereto.

**15. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED**

Prior to the Township's stamping of the deed for the new building lot created, the Owner shall if applicable:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the sum for street lighting as required by Section 6.
3. Have paid the sum for sidewalks as required by Section 7.
4. Have paid the sum for parkland fees as required by Section 8.
5. Have paid all outstanding accounts of the Township, including those required by Section 14.3.
6. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 19.
7. Have executed this agreement with the Township.

**16. BUILDING PERMITS****16.1 Building Permit Format**

Prior to applying for a building permit, the revised plan as required by Section 13.2 must be approved. A building permit format shall be used whereby the Owner shall not receive permission to frame until the foundation has been certified. The Owner shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

**16.2 Development Charges**

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

**16.3 Other Matters to be Attended to Prior to Issuance of a Building Permit**

- a) Provide security deposit for lot grading and driveway construction.
- b) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- c) Obtain the entrance permit from the applicable authority.

**17. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS****17.1 Amount of Security**

To ensure that the Owner, lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with site plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the Roads are attended to and if all other matters required by this agreement are attended to.

**17.2 Owner of Security**

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

**17.3 Security to be Drawn on if Default**

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

**17.4 Township Engineer's Costs**

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to the plan may increase these fees.

**17.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**17.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself or authorize others, enter upon the lot and complete the lot grading at the expense of the security deposit.

**17.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved plan, sod has been placed or there is an established growth from seeding.

**18. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;

- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

## 19. REGISTRATION OF THIS AGREEMENT

- 19.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.
- 19.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

## 20. EASEMENTS, BLOCKS

None are required.

## 21. MISCELLANEOUS

### 21.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, the lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the lot and with respect to finishing of the driveways and boulevards.

### 21.2 Variations

All work is to be in accordance with the approved plans and in accordance with the site plans to be prepared for the lot subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

## 22. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

Consent Agreement  
John A. Taylor

Page 9

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Keith Reibling*

OWNER

*John A. Taylor*  
Per John A. Taylor

TOWNSHIP OF BLANDFORD-BLENHEIM

(SEAL)

*Donald S. Woolcott*  
Mayor - Donald S. Woolcott

*Keith Reibling*  
Clerk - Keith Reibling

SCHEDULE "A"

Agreement Dated the 14th of September, 1998.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of part of Lot 5 and part of Railway Street (not travelled), Registered Plan 199,  
and more particularly described as Parts One and Two on Reference Plan 41R-6120.

SCHEDULE "B"

CONSENT CONDITIONS

*In the case of an Application for Consent as made under Sections 15 and 53 of the Planning Act, RSO 1990, as amended, as it affects the property located on the:*

*Northeast corner of Railway Street and Mechanic Street, in the Village of Drumbo.*

*Lot 5 and Part of Railway Street, Registered Plan 199, Township of Blandford-Blenheim, formerly Township of Blenheim.*

CONDITIONS:

1. *The applicant enter into a Severance Agreement with the Township of Blandford-Blenheim for the development of the severed lot, to include stormwater management, lot grading, sidewalks, street lighting and drainage assessment re-apportionment.*
2. *The deed for Application #B-85/97 be stamped and registered prior to the stamping of the deed for Application #B-86/97, and a copy of the registered deed be provided to the Secretary-Treasurer of the Land Division Committee.*
3. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.*
4. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 22, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.*

*Dated this 2nd day of October, 1997*

SCHEDULE "C"**C.1 DRAINAGE**

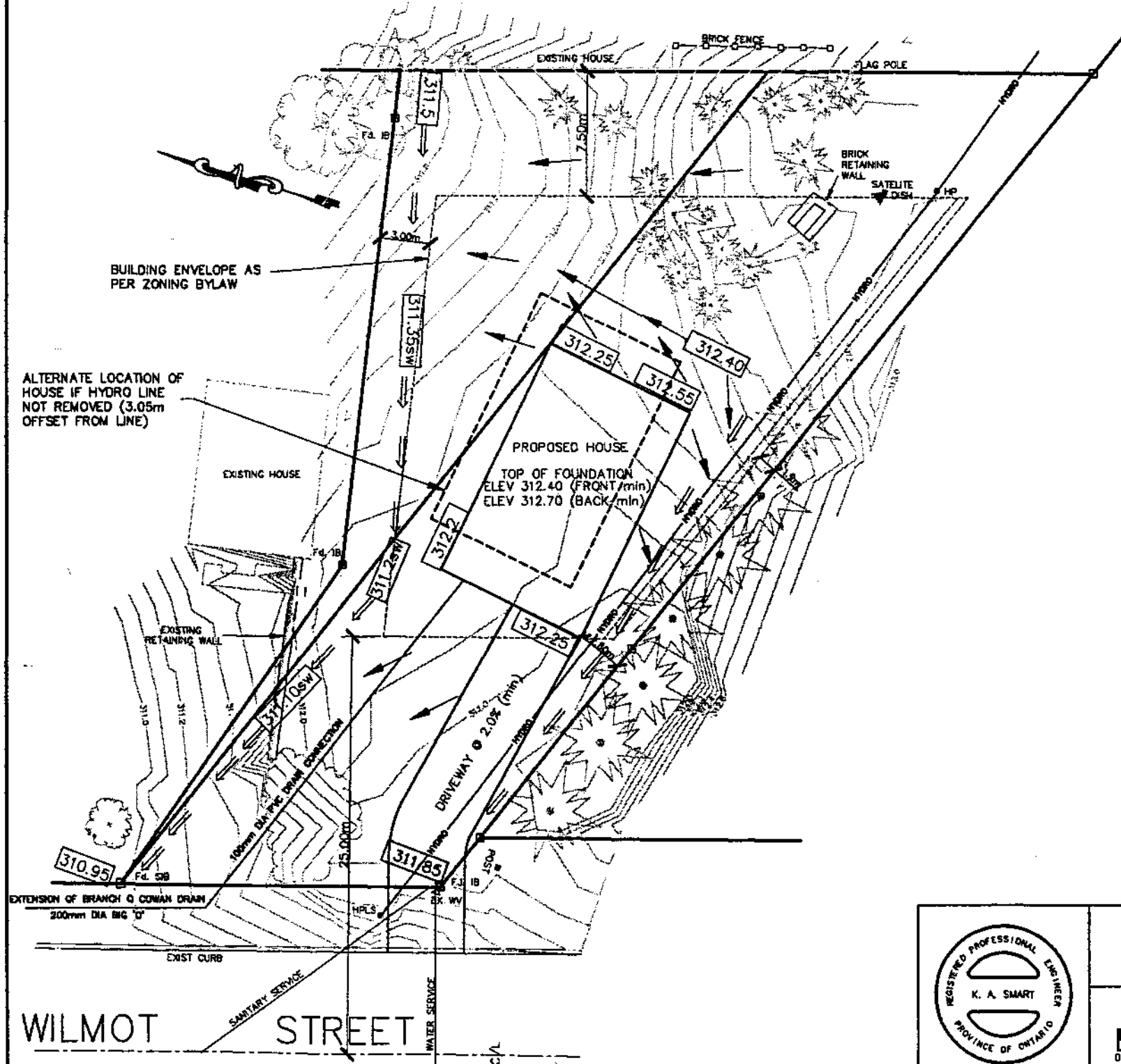
- a) **Roof Drainage**  
Roof drainage shall discharge onto the surface.
- b) **Drainage Swale**  
A drainage swale shall be constructed along the north and south sides of the property to intercept surface drainage from the new lot. The north swale shall be constructed from the rear of the lot to outlet at the front of the lot and shall be constructed to the elevations shown on the approved plan. The south swale may start opposite the new dwelling and continue to the front of the lot.
- c) **Sump Pump**  
The foundation drain shall be connected to the sump pump which shall discharge into the private drain connection constructed as shown on the approved plan.

**C.2 DRIVEWAY**

- a) **Dimensions**  
The driveway shall be constructed at the location and size of the existing curb cut provided when the curbs were constructed by the County.
- b) **Materials**  
250mm minimum of Granular A  
50mm minimum of HL3 asphalt or 1 course driveway paving stones, or  
150mm of reinforced concrete.

**C.3 BOULEVARD CONSTRUCTION**



To be topsoiled and sodded.



GENERAL NOTES

1. THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
2. ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES SHALL BE MAINTAINED
3. LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.
4. SWALES ON THE NORTH AND SOUTH SIDES OF THE LOT SHALL BE LOCATED WHOLLY ON THE LOT.
5. EXTEND EXIST COWAN DRAIN BRANCH Q AS SHOWN ON THE PLAN AND PROVIDE A 100mm DIA PDC. THE PDC SHALL BE AT A DEPTH LOWER THAN THE BOTTOM OF THE WEEPING TILE BUT SHALL BE CONNECTED TO THE SUMP PUMP DISCHARGE ONLY.

LEGEND

- 312.01 EXISTING ELEV  
**312.20** PROPOSED GROUND ELEVATION  
 PROPOSED SURFACE  
 FLOW DIRECTION  
 PROPOSED DRAINAGE SWALE

BENCHMARK:

NAIL IN S/W FACE OF HYDRO POLE  
ON WEST SIDE OF WILMOT ST  
(SET FOR JOB # 98105)  
ELEV. 308.65



**TAYLOR SEVERANCE**  
**PARTS 1 AND 2 PLAN 4R-6120 DRUMBO**  
TOWNSHIP OF BLANDFORD-BLENHEIM  
COUNTY OF OXFORD

SCALE  
1:250



**K. SMART ASSOCIATES LIMITED**  
**CONSULTING ENGINEERS AND PLANNERS**  
85 MCINTYRE DRIVE  
KITCHENER, ONTARIO N2R 1G2

JOB NUMBER	98158
DATE	SEPT. 9, 1998
DRAWING NUMBER	



THE CORPORATION OF THE

**TOWNSHIP OF BLANDFORD-BLENHEIM**

BY-LAW NUMBER 1232-98

**A By-Law to amend Zoning By-Law Number 466-82, as amended.**

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to RR-19 the zone symbol of the lands so designated RR-19 on Schedule "A" attached hereto.
2. That Section 9.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"9.3.19 LOCATION: PART LOT 11, CONCESSION 3 (BLANDFORD), RR-19

**9.3.19.1 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-19 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:**

all uses permitted in Section 9.1 to this By-Law.

9.3.19.2 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-19 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

**9.3.19.2.1 LOT FRONTAGE:**

Minimum	60 metres
---------	-----------

9.3.19.2.2 LOT AREA:

Minimum	0.4 hectares
---------	--------------

2. -cont'd

9.3.19 LOCATION: PART LOT 11, CONCESSION 3 (BLANDFORD), RR-19

9.3.19.2 -cont'd

9.3.19.2.3 That all the provisions of the RR Zone in Section 9.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16th day of September, 1998.

READ a third time and finally passed this 16th day of September, 1998.



Donald S. Woolcott  
Mayor

(SEAL)



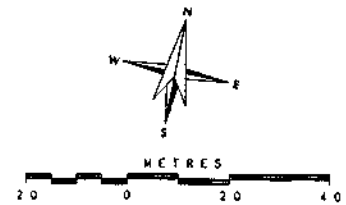
Keith Reibling  
Clerk

# SCHEDULE "A"

TO BY-LAW No. 1232-98

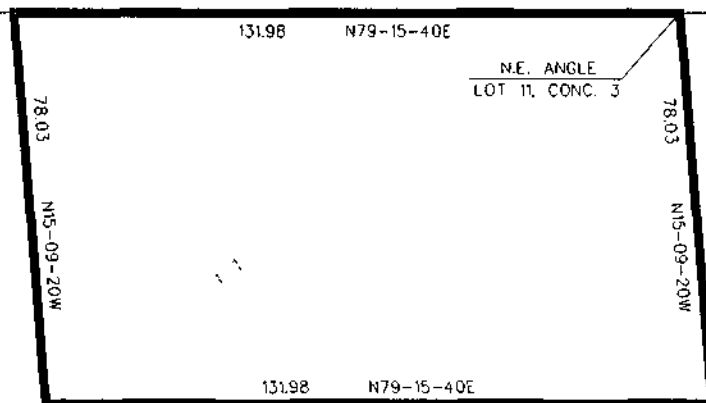
PART OF LOT 11, CONCESSION 3 (BLANDFORD);  
PARTS 1 AND 2, REF. PLAN 41R-6271

TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION 4

TOWNSHIP ROAD 4



CONCESSION 3

THIS IS SCHEDULE "A"

TO BY-LAW No. 1232-98, PASSED

THE 16th DAY OF September, 1998



AREA OF ZONE CHANGE TO RR-19

NOTE: ALL DIMENSIONS IN METRES



LAND INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald R. Hooten*  
MAYOR  
*Keith Riddling*  
CLERK

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1232-98

EXPLANATORY NOTE

The purpose of By-Law Number 1232-98 is to rezone property located on the south side of Township Road 4, east of Oxford Road 4, comprising Part Lot 11, Concession 3, (Blandford), shown as Parts 1 and 2 on Reference Plan 41R-6271, in the Township of Blandford-Blenheim from Residential Existing Lot (RE) to Special Rural Residential (RR-19) to permit the residential use of the severed and retained lots. The By-law also provides a minimum lot frontage and lot area for the RR-19 lots. The zone change will implement a condition of approval for consent application #B-63/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by James and Lorie Livesey.

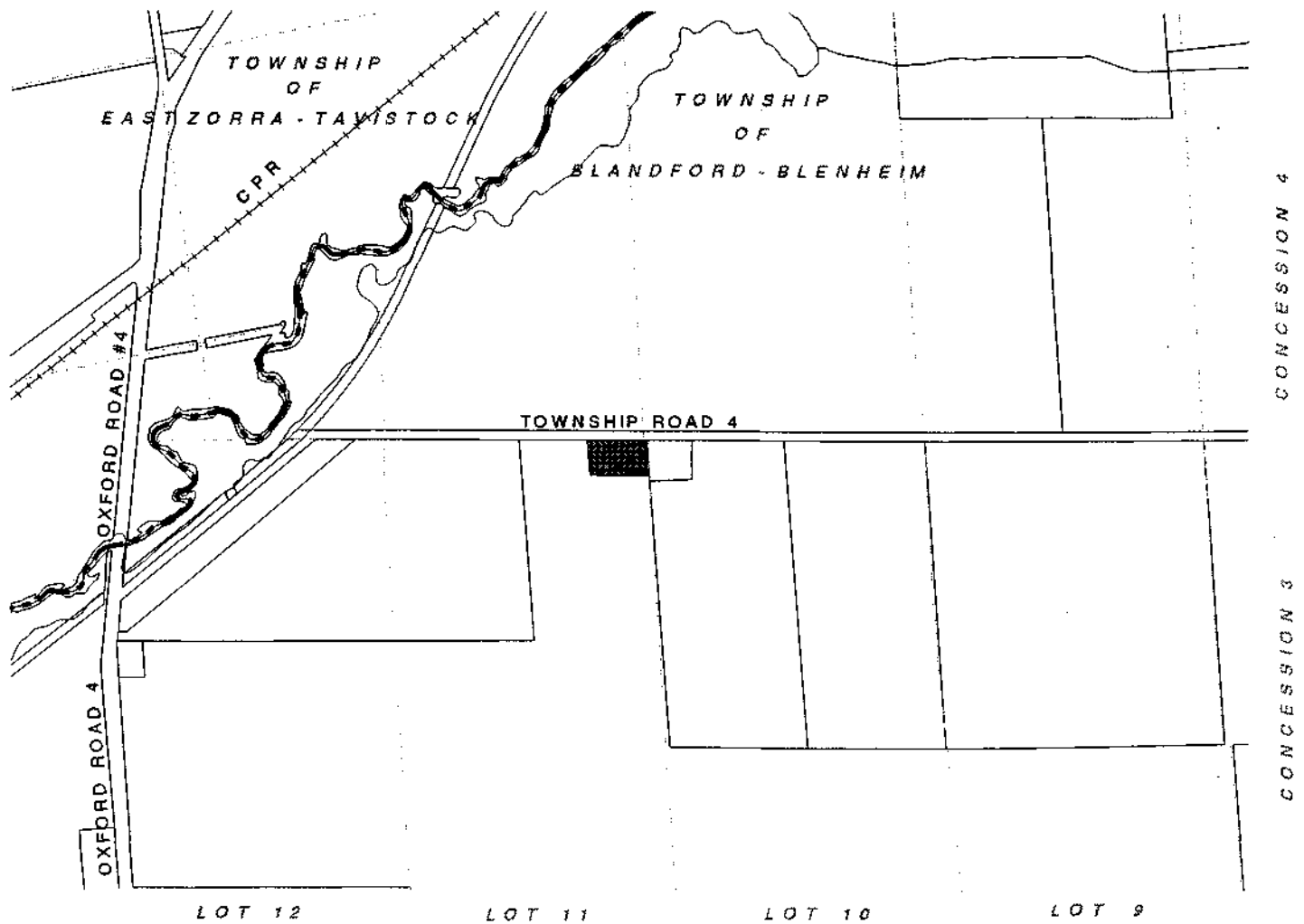
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1232-98. The public hearing was held on September 2, 1998.

Any person wishing further information relative to Zoning By-Law Number 1232-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1232-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1228-98

A By-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

TOWNSHIP OF BLANDFORD-BLENHEIM

Part of Lots 2 and 3, Concession 2 (former Blandford)

Part of Lot 3, Concession 3 (former Blandford)

Part of Township Road 3 (former Blandford)

**AND WHEREAS** the estimated cost of constructing the Drainage Works is \$26,200.00.

**AND WHEREAS** \$26,200.00 is the amount to be contributed by the Corporation for construction of the Drainage Works.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1998 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated July 22nd, 1998 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2.
  - (1) The Corporation may borrow on the credit of the Corporation the amount of \$26,200.00, being the necessary amount for construction of the Drainage Works.
  - (2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
    - (a) grants received under Section 85 of the Act;
    - (b) commuted payments made in respect of lands and roads assessed within the municipality;
    - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.

The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.

3. In each year during the currency of the debentures there shall be levied upon the lands and roads set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debenture(s).

SCHEDULE "A"

CONCESSION	PARCEL OF LAND OR PART THEREOF	TOTAL AMOUNT ASSESSED
2	N. 1/2 L. 2 (Walter & Margaret Biloski)	\$ 27.00
2	Pt. L. 3 (1060008 Ontario Ltd.)	13,441.00
2	Pt. N. 1/2 L. 3 (Adrian & M. Cooper)	4,842.00
3	Pt. S. 1/2 L. 3 (Joan Fogarty)	1,050.00
3	Pt. S. 1/2 L. 3 (Peter Plecsko)	<u>4,520.00</u>
SUB-TOTAL		\$23,880.00
Township Roads		<u>2,320.00</u>
<b>TOTAL ASSESSMENT - TOWNSHIP OF</b>		
<b>BLANDFORD-BLENHEIM</b>		<b><u>\$26,200.00</u></b>

4. For paying the sum of \$2,320.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
6. This by-law comes into force on the passing thereof and may be cited as **"BARRON DRAIN 1998 BY-LAW"**.


First Reading: August 19<sup>th</sup>, 1998.

Second Reading: August 19<sup>th</sup>, 1998.

Provisionally adopted this 19<sup>th</sup> day of August, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator.

Third Reading: October 7<sup>th</sup>, 1998.

Enacted the 7<sup>th</sup> day of October, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**

47 Wilmot Street South

**DRUMBO, ONTARIO**

N0J 1G0

August 20, 1998.

**TO ALL LANDOWNERS IN THE  
"BARRON DRAIN 1998" WATERSHED**

**NOTICE OF SITTING OF COURT OF REVISION**

The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **16th** day of **September, 1998**, at **7:00 P.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, SEPTEMBER 4th, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator.

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).



THE CORPORATION OF THE

**TOWNSHIP OF BLANDFORD-BLENHEIM**

BY-LAW NUMBER 1232-98

**A By-Law to amend Zoning By-Law Number 466-82, as amended.**

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to RR-19 the zone symbol of the lands so designated RR-19 on Schedule "A" attached hereto.
2. That Section 9.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"9.3.19 LOCATION: PART LOT 11, CONCESSION 3 (BLANDFORD), RR-19

**9.3.19.1 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-19 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:**

all uses permitted in Section 9.1 to this By-Law.

9.3.19.2 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any RR-19 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

9.3.19.2.1 LOT FRONTAGE:

Minimum	60 metres
---------	-----------

9.3.19.2.2 LOT AREA:

Minimum	0.4 hectares
---------	--------------

2. -cont'd

9.3.19 LOCATION: PART LOT 11, CONCESSION 3 (BLANDFORD), RR-19

9.3.19.2 -cont'd

9.3.19.2.3 That all the provisions of the RR Zone in Section 9.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 16th day of September, 1998.

READ a third time and finally passed this 16th day of September, 1998.



Donald S. Woolcott  
Mayor

(SEAL)



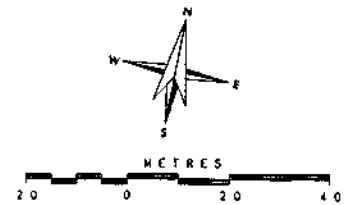
Keith Reibling  
Clerk

# SCHEDULE "A"

TO BY-LAW No. 1232-98

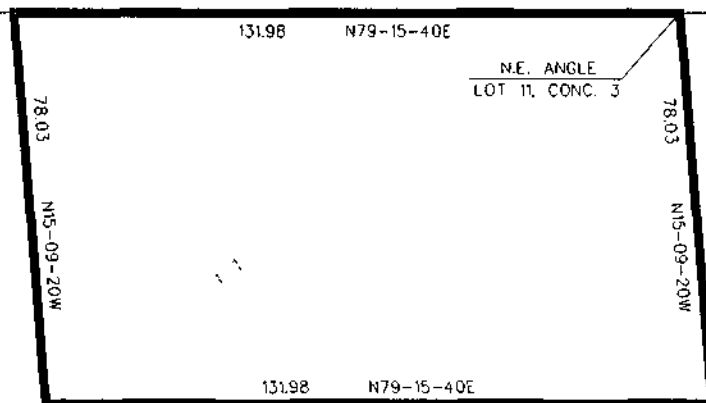
PART OF LOT 11, CONCESSION 3 (BLANDFORD);  
PARTS 1 AND 2, REF. PLAN 41R-6271

TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION 4

TOWNSHIP ROAD 4



CONCESSION 3

THIS IS SCHEDULE "A"

TO BY-LAW No. 1232-98, PASSED

THE 16th DAY OF September, 1998



AREA OF ZONE CHANGE TO RR-19

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald R. Hooten*  
MAYOR  
*Keith Riddling*  
CLERK

ZON 1-390

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1232-98

EXPLANATORY NOTE

The purpose of By-Law Number 1232-98 is to rezone property located on the south side of Township Road 4, east of Oxford Road 4, comprising Part Lot 11, Concession 3, (Blandford), shown as Parts 1 and 2 on Reference Plan 41R-6271, in the Township of Blandford-Blenheim from Residential Existing Lot (RE) to Special Rural Residential (RR-19) to permit the residential use of the severed and retained lots. The By-law also provides a minimum lot frontage and lot area for the RR-19 lots. The zone change will implement a condition of approval for consent application #B-63/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by James and Lorie Livesey.

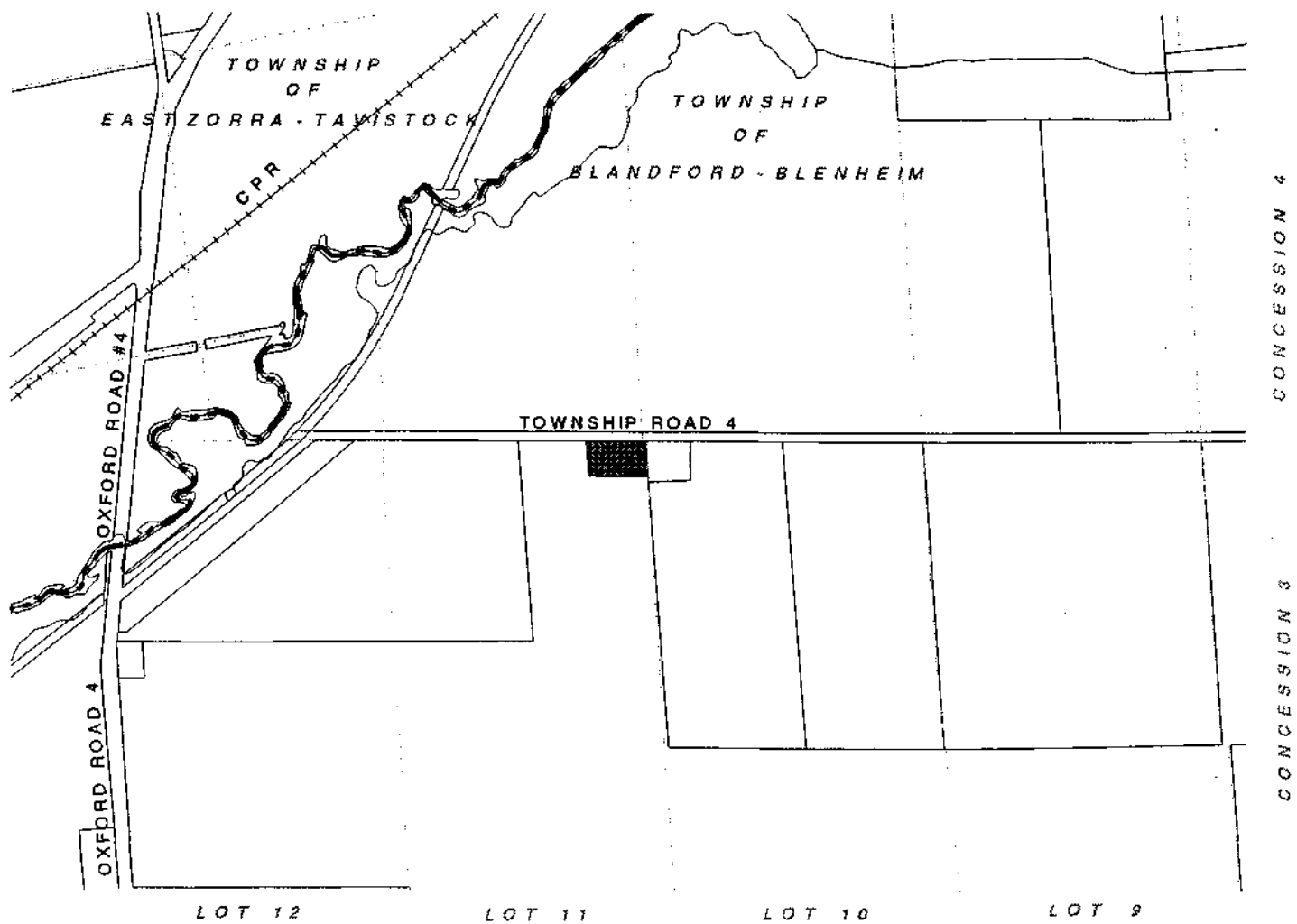
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1232-98. The public hearing was held on September 2, 1998.

Any person wishing further information relative to Zoning By-Law Number 1232-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW 1232-98 APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1234-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to A2-41 the zone symbol of the lands so designated A2-41 on Schedule "A" attached hereto.
2. That Section 8.3 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"8.3.41        LOCATION: PART LOT 21, CONCESSION 8 (BLENHEIM), A2-41

8.3.41.1       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-41 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

an indoor entertainment facility;  
a farm;  
a detached single-family dwelling house if accessory to a farm;  
a seasonal fruit, vegetable, flower or farm produce sales outlet  
provided such produce is the product of the farm on which such  
sales outlet is located;  
a home occupation or a rural home occupation;  
a public use in accordance with the provisions of subsection 6.13  
hereof.

8.3.41.2       Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any A2-41 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

8.3.41.2.1     DEFINITION OF AN INDOOR ENTERTAINMENT FACILITY:

For the purposes of this By-Law, an indoor entertainment facility shall mean a building or part of a building which is used for the presentation of live musical or theatre entertainment, and may include accessory dining facilities provided such facilities are fully catered. No part of the entertainment or dining facilities shall be located outdoors.

2. -cont'd

8.3.41 LOCATION: PART LOT 21, CONCESSION 8 (BLENHEIM), A2-41

8.3.41.2 -cont'd

8.3.41.2.2 SEASONAL USE:

The indoor entertainment facility shall be permitted as a seasonal use, annually from the May 1<sup>st</sup> to September 30<sup>th</sup>.

8.3.41.2.3 LOCATION:

The indoor entertainment facility shall be restricted to the existing barn on the property at the time of passing of this By-Law.

8.3.41.2.4 OPERATION:

The indoor entertainment facility shall be operated by the owner of the farm who must reside on the farm, or on-farm family member.

8.3.41.2.5 That all the provisions of the A2 Zone in Section 8.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 7<sup>th</sup> day of October, 1998.

READ a third time and finally passed this 7<sup>th</sup> day of October, 1998.



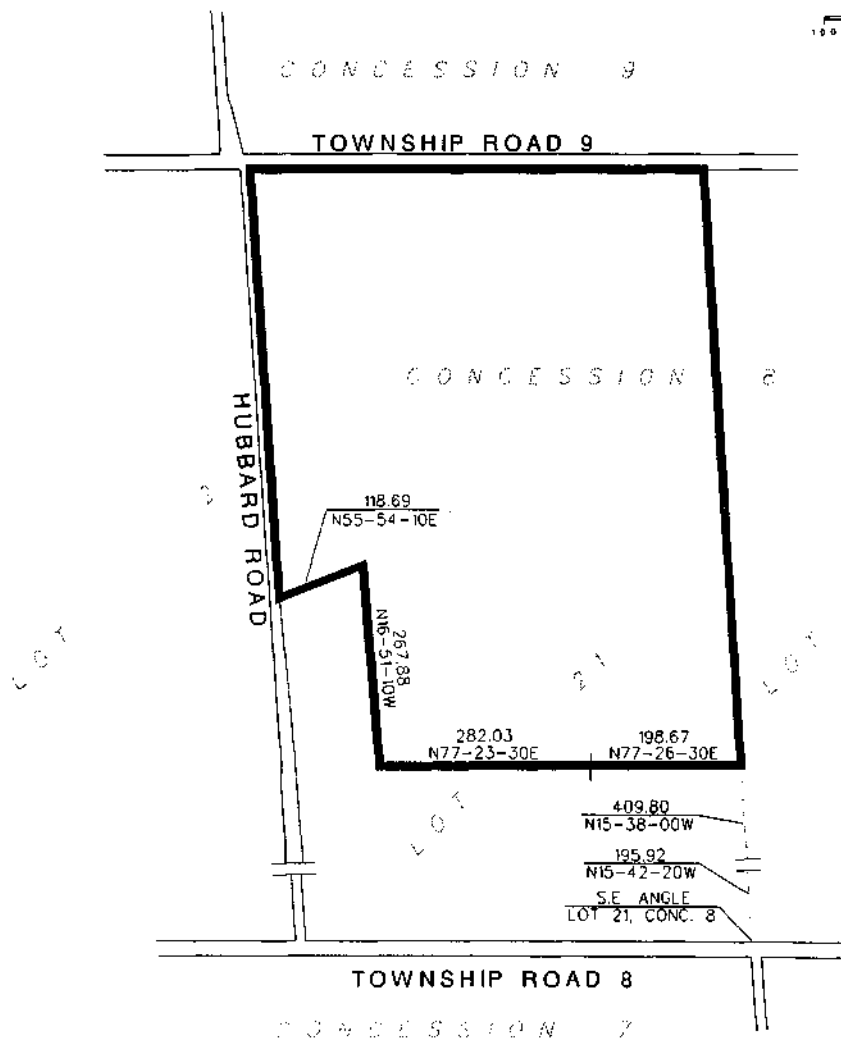
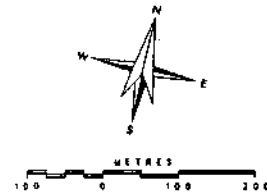
Mayor

(SEAL)



Clerk

TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No 1234-98, PASSED  
THE 7th DAY OF October, 1998



AREA OF ZONE CHANGE TO A2-4:

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OSCEOLA

*Donald Hooker*  
MAYOR

*Keith Reuling*  
CLERK



TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1234-98

EXPLANATORY NOTE

The purpose of By-Law Number 1234-98 is to rezone property located on the east side of Hubbard Road, south of Township Road 9, comprising Part Lot 21, Concession 8 (Blenheim), in the Township of Blandford-Blenheim from General Agricultural (A2) to Special General Agricultural (A2-41) to permit an indoor entertainment facility as a seasonal use, in the existing barn on the property, in addition to the agricultural operation on the farm. The subject property is currently owned by Garry and Shirley Walters.

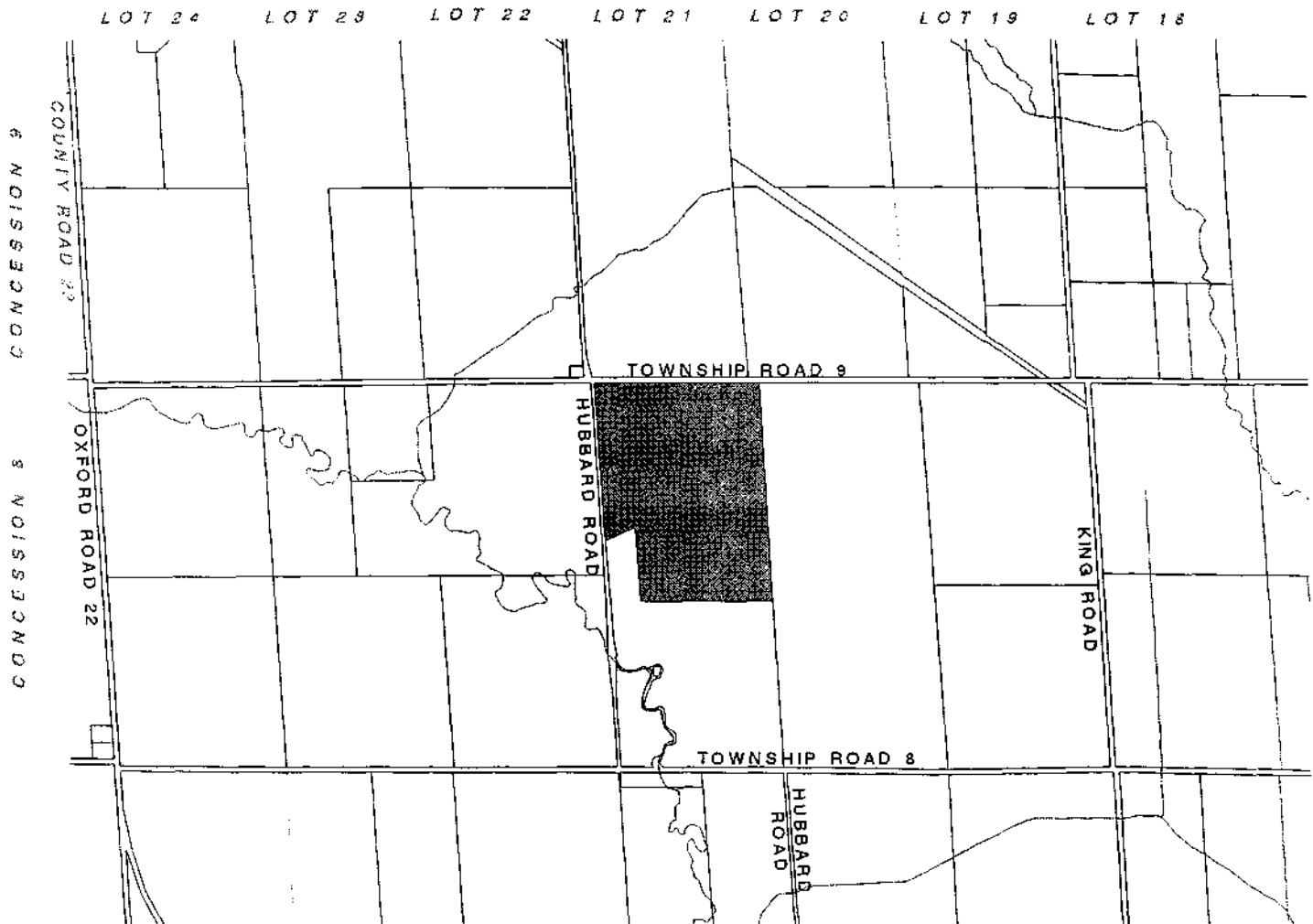
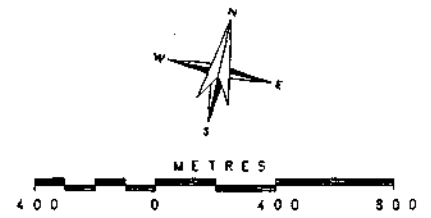
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1234-98. The public hearing was held on September 2, 1998.

Any person wishing further information relative to Zoning By-Law Number 1234-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1234-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1235-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and James and Lorie Livesey.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-63/98 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 11, Concession 3 (former Blandford), more particularly described as Part 2 on Reference Plan 41R-6271.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:


1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated October 1st, 1998, for developing lands, being composed of Part of Lot 11, Concession 3 (former Blandford), and more particularly described as PART 2 on Reference Plan 41R-6271, between James and Lorie Livesey and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 7th day of October, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 7th day of October, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk/Administrator

## Document General

Form 4 — Land Registration Reform Act

D

Number <b>427004</b> CERTIFICATE OF REGISTRATION REGISTERED  <b>1998 10 15</b>  at Land Registry Office No. 41 <i>M. J. K.</i> Land Registrar		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 13 pages	
		(3) Property Identifier(s) 00263 -		Block Property 0208 <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div>	
		(4) Nature of Document Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.			
		(5) Consideration  -----nil----- Dollars \$			
		(6) Description In the former Township of Blandford, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Part of Lot 11, Concession 3 (Blandford), described as PART 2 on Reference Plan 41R-6271.			
		New Property Identifiers  <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div>		(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	
Executions  <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div>					
(8) This Document provides as follows:  See Attached Consent Agreement.  <div style="text-align: right;">Continued on Schedule <input type="checkbox"/></div>					
(9) This Document relates to instrument number(s) Deed No. 265305					
(10) Party(ies) (Set out Status or Interest)					
Name(s)		Signature(s)		Date of Signature Y M D	
THE CORPORATION OF THE TOWNSHIP					
OF BLANDFORD-BLENHEIM (the "Township")					
by its Clerk-Administrator Keith Reibling		<i>Keith Reibling</i>		1998 10 13	
(11) Address for Service 47 Wilmot Street South, DRUMBO, Ontario					
(12) Party(ies) (Set out Status or Interest)					
Name(s)		Signature(s)		Date of Signature Y M D	
JAMES & LORIE LIVESEY					
(13) Address for Service R.R.#5, WOODSTOCK, Ontario. N4S 7V9					
(14) Municipal Address of Property R.R.#5, WOODSTOCK, Ontario. N4S 7V9		(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford- Blenheim, P.O. Box 100, DRUMBO, Ontario. NOJ 1G0		FOR OFFICE USE ONLY	
				Fees and Tax	
				Registration Fee	
				Total	50

**CONSENT AGREEMENT**

**LIVESEY SEVERANCE**

**PART OF LOT 11, CONCESSION 3**

**TOWNSHIP OF BLANDFORD-BLENHEIM  
(Formerly Township of Blandford)**

**THIS AGREEMENT made on the 5th day of October, 1998**

**BETWEEN:**

**JAMES AND LORIE LIVESEY**

**Hereinafter called the "Owner"  
OF THE FIRST PART**

**AND:**

**THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM**

**Hereinafter called the "Township"  
OF THE SECOND PART.**

**WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;**

**AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of a consent to sever with respect to the said lands that will create one new building lot along the south side of Township Road 4, east of Oxford Road 4, hereinafter called the new building lot;**

**AND WHEREAS the County of Oxford Land Division Committee (Application Number B-63/98) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated August 6, 1998, a copy of which is attached hereto as Schedule B;**

**AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.**

**NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:**

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) for the new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township. The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owner of the new building lot created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

1.2 All work to conform to approved plan

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan, hereto attached, required by, and in accordance with the sections of this agreement. All approved plans are to be initialed by the Township Engineer.

1.3 Construction Within Township Right-of-Way

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the Township's satisfaction.

1.4 Owner to notify lot purchaser of his obligations

The Owner agrees to notify the lot purchaser of his obligations of construction re the new building lot in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

1.5 Owner to employ Engineer for design

The Owner or Lot Purchaser shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work, the location of the well and the location of the septic tile bed and 100% reserve area. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot Purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

1.6 Other Work

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

1.7 Liability

Until the Council of the Township shall have accepted all the work with respect to the new building lot, as evidenced by the Engineer's Certificate of Lot Grading of Section 15, the Owner and/or the Lot Purchaser of the new lot agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchaser undertaking this development, or from any part or omission by the Owner or Lot Purchaser, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

**1.8 Intent**

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

**2. DRAINAGE ACT MATTERS****2.1 Advising Lot Purchasers of Obligations Relating to the Drainage Act**

The Owner agrees to notify the lot purchaser of their obligations with respect to any existing or future Engineer's Reports pursuant to the Drainage Act.

**3. OTHER DRAINAGE MATTERS****3.1 Grading of Lot (To Provide Proper Drainage)**

The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

**4. DRIVEWAY****4.1 General**

The Owner agrees to notify the lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.

**4.2 Permits**

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

**4.3 Specifications**

The driveways and culverts shall be constructed in accordance with the requirements of Schedule C.

**5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES****5.1 General**

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

**6. PARKLAND FEES****6.1 Paying into Township's Reserve Account**

The Owner agrees to pay for the new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parklands which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deeds.

**7. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS**

The Township may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any utility, any sign and any other works in the boulevard.

**8. BOULEVARDS**

Upon completion of all work on the lot and in the road allowance, to a degree as required by the Township, the affected boulevard areas shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevards.

**9. WATER SUPPLY****9.1 General**

Individual or private water supply will be the responsibility of the Owner or the Lot Purchaser.

Any well shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines and policies.

Although the Township is unaware of any problems with the ground water or existing wells in the area, the owner or lot purchaser is advised to ensure the availability of a potable water supply prior to any construction.

**10. SEWAGE DISPOSAL****10.1 General**

Individual or private septic systems will be the responsibility of the Owner or the Lot Purchaser.

The septic system shall be constructed in accordance with Oxford County Board of Health and MOEE guidelines & policies.

**10.2 Timing**

No building permits will be issued unless the applicant has the required Certificate of Approval from the Health Unit at the time of applying for the building permit.

**11. CONSTRUCTION ON THE LOT****11.1 Work to be in Accordance with Approved Plan**

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

**11.2 Lot Purchaser's Obligation to Revise Approved Plan**

The Owner agrees to prepare or to advise the lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on the lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

**11.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits**

The revised plan required by Section 11.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

**11.4 Deposits, Certificate of Lot Grading**

These matters shall be attended to in accordance with Section 15 hereto.

**11.5 Timing**

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.



**11.6 Changes**

All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.

**11.7 Ultimate Responsibility**

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 15.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

**12. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES****12.1 Review of Plans, Assistance in Finalizing the Consent Agreement**

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

**12.2 Inspection of Construction by Township Engineer**

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

**12.3 Township Legal and Engineer's Costs**

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 14 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

**12.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser**

These services of the Township Engineer will be separate from the above and are covered in Section 15 hereto.

**13. MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED**

Prior to the Township's stamping of the deed for the new building lot created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the sum for parkland fees as required by Section 6.
3. Have paid all outstanding accounts of the Township, including those required by Section 12.3.
4. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 17.
5. Have executed this agreement with the Township.

**14. BUILDING PERMITS****14.1 Building Permit Format**

Prior to applying for a building permit, the revised plan as required by Section 11.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

**14.2 Development Charges**

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

**14.3 Other Matters to be Attended to Prior to Issuance of a Building Permit**

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

**15. SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS****15.1 Amount of Security**

To ensure that the Owner, the lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with revised plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the roads are attended to and if all other matters required by this agreement are attended to.

**15.2 Owner of Security**

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

**15.3 Security to be Drawn on if Default**

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

**15.4 Township Engineer's Costs**

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to plan may increase these fees.

**15.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**15.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself or authorize others, enter upon the lot and complete the lot grading at the expense of the security deposit.

**15.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved plan, sod has been placed or there is an established growth from seeding.

**16. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

**17. REGISTRATION OF THIS AGREEMENT**

17.1 The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

17.2 It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

**18. EASEMENTS, BLOCKS**

None are required.

**19. MISCELLANEOUS****19.1 Agreement to Enure**

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County. Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

19.2 Variations

All work is to be in accordance with the approved plan and in accordance with the revised plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

20. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Keith Reibling*

OWNER

*James M. Livesey*  
Per James Livesey

*Lorie Livesey*  
Per Lorie Livesey

*The Corporation of the*  
TOWNSHIP OF BLANDFORD-  
BLENHEIM

(SEAL)

*Donald S. Woolcott*  
Mayor - Donald S. Woolcott

*Keith Reibling*  
Clerk - Keith Reibling

**SCHEDULE "A"**

Agreement Dated the 5th day of October, 1998.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blandford), in the County of Oxford, being composed of Part of Lot 11, Concession 3 and more particularly described as Part 2 on Reference Plan 41R-6271.

**SCHEDULE "B"****CONSENT CONDITIONS**

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

south side of the Township Road 4 east of Oxford Road 4, at the end of Lucy Road, Part Lot 11, Concession 3, Township of Blandford-Blenheim, formerly Blandford.

**CONDITIONS:**

1. *The lot to be severed and the parcel to be retained be appropriately re-zoned.*
2. *The applicant enter a Severance Agreement with the Township of Blandford-Blenheim for the development of the retained lot, to include stormwater management and lot grading.*
3. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
4. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 22, of Section 53 of the Planning Act, RSO 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall elapse.*

*Dated this 6th day of August, 1998.*

**SCHEDULE "C"**

**C.1 DRAINAGE**

**a) Road Ditches**

Existing grading of road ditch to be maintained

**b) Sump Pumps**

The foundation drain shall be connected to a sump pump which shall discharge to the surface.

**C.2 DRIVEWAY**

**a) Dimensions**

The minimum width shall be 3.5m and the maximum width is to be 9.0m.

**b) Materials**

- 250mm minimum Granular A

**c) Culvert**

-none required.

# GENERAL NOTES

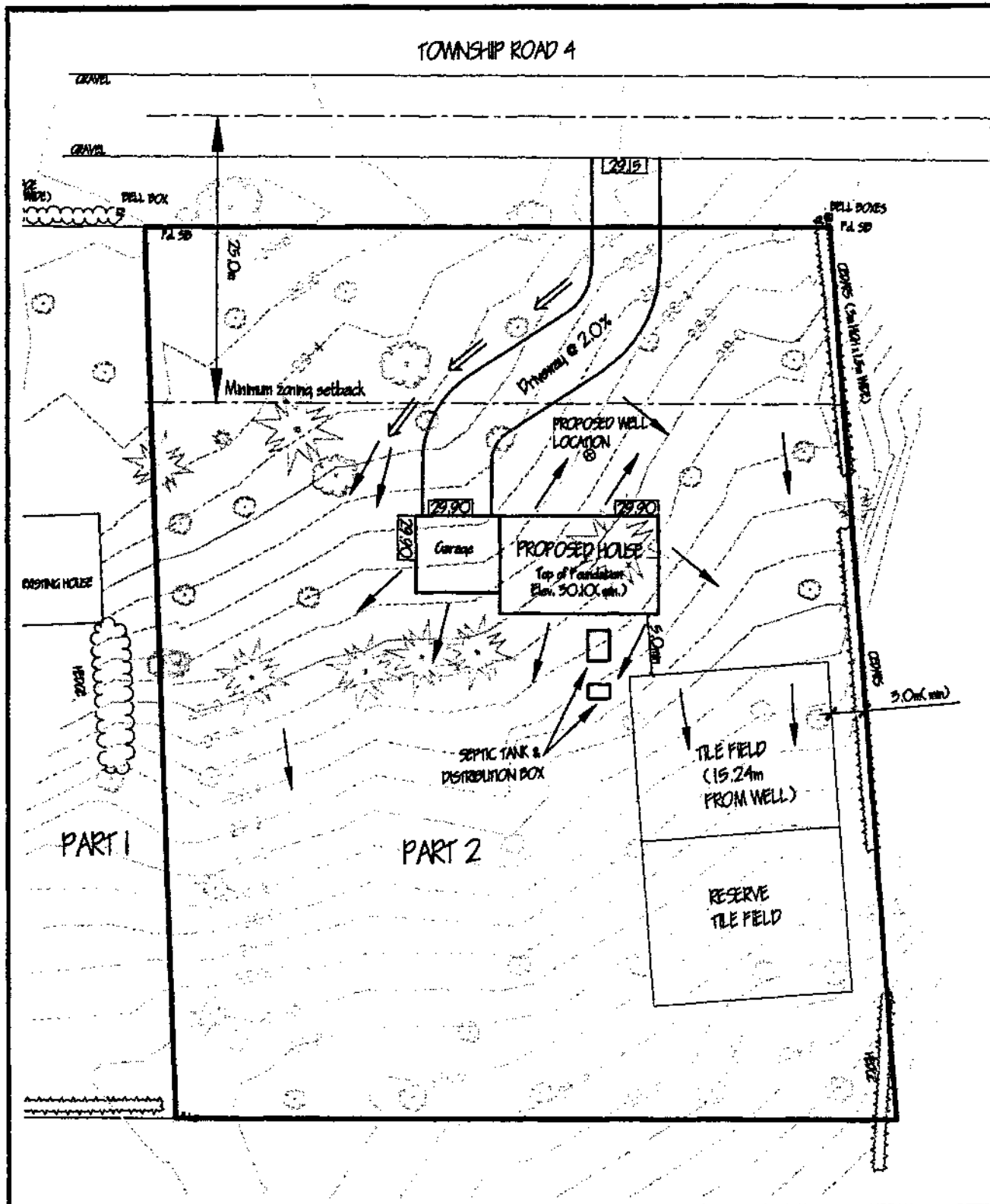
1. This is the approved plan in accordance with the agreement. It may be considered the site specific plan as required by the agreement, provided that the lot is developed in accordance with this plan.
2. Elevations on this plan for finished grades are shown at the front of the house only and shall be maintained. Elevations at the rear of the house may vary depending on the style of the house and shall be such that surface flows are directed away from the house.
3. Location of the house may vary within the limits set by the zoning bylaw and provided that the overall drainage scheme is maintained.
4. The well shall be located in the front yard to maintain the required separation distances.
5. All swales shown, if any, shall be located wholly on the lot.
6. Trees to be removed as necessary.
7. The tile field shall be graded such that surface runoff is directed to the south or west and not to the east.

## LEGEND

- Existing contour
- Direction of surface flow
- Direction of drainage swale
- Proposed finished ground elevation
- Existing trees

## BENCHMARK:

NAIL IN SOUTH FACE OF HYDRO POLE  
ON NORTH SIDE OF TWP ROAD 4  
ELEV. 30.00



	<b>LIVSEY SEVERANCE</b> PART 2 RP 41R-6271 (BLANDFORD) TOWNSHIP OF BLANDFORD-BLENHEIM COUNTY OF OXFORD		JOB NUMBER 8080
	SCALE 	<b>K. SMART ASSOCIATES LIMITED</b> CONSULTING ENGINEERS AND PLANNERS 85 MCINTYRE DRIVE KITCHENER, ONTARIO N2R 1G2	DATE SEP. 30, 1998 DRAWING NUMBER 1



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1236-98

Being a By-law to assume ownership of King Street according to Registered Plan 163 for the use and benefit of the public.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259 and amendments thereto provides the authority for Council to pass a By-law for acquiring or for assuming a highway.

**AND WHEREAS** the Surveys Act, R.S.O. 1990, Chapter S.30, Section 57, and amendments thereto provides that every road allowance, highway, street, lane, walk and common shown on a plan of subdivision shall be deemed to be a public road, highway, street, lane, walk and common respectively.

**AND WHEREAS** Registered Plan 163 located in Upper Ratho, in the former Township of Blenheim, denotes a Road Allowance known as King Street. The majority of the said King Street is part of the travelled Road Allowance known as the Blandford Road.

**AND WHEREAS** Council deems it expedient to assume the said Road Allowance by by-law.

**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That King Street according to Registered Plan Number 163 is assumed by the Corporation of the Township of Blandford-Blenheim as a highway for the use and benefit of the public.

By-law **READ** a **FIRST** and **SECOND** time this 21<sup>st</sup> day of October, 1998.  
By-law **READ** a **THIRD** time and **FINALLY PASSED** in Open Council this 21<sup>st</sup> day of October, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk/Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1237-98

Being a By-law to assume ownership of Mary Street according to Registered Plan 99 for the use and benefit of the public.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259 and amendments thereto provides the authority for Council to pass a By-law for acquiring or for assuming a highway.

**AND WHEREAS** the Surveys Act, R.S.O. 1990, Chapter S.30, Section 57, and amendments thereto provides that every road allowance, highway, street, lane, walk and common shown on a plan of subdivision shall be deemed to be a public road, highway, street, lane, walk and common respectively.

**AND WHEREAS** Registered Plan 99 located in Princeton, in the former Township of Blenheim, denotes an unopened Road Allowance known as Mary Street.

**AND WHEREAS** Council deems it expedient to assume the said Road Allowance by by-law.

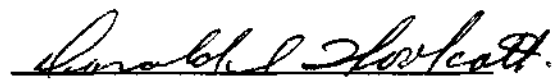
**NOW THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Mary Street according to Registered Plan Number 99 is assumed by the Corporation of the Township of Blandford-Blenheim as a highway for the use and benefit of the public.

By-law **READ** a **FIRST** and **SECOND** time this 21<sup>st</sup> day of October, 1998.

By-law **READ** a **THIRD** time and **FINALLY PASSED** in Open Council this 21<sup>st</sup> day of October, 1998.

(SEAL)



Donald S. Woolcott, Mayor



Keith Reibling, Clerk/Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1238-98

Being a By-law to prescribe the duties of the Chief By-law Enforcement Officer.

**WHEREAS** The Municipal Act, R.S.O. 1990, Chapter M.45, Section 207, Subsection 45, and amendments thereto, provides the authority for councils of all municipalities to appoint such officers and servants as may be necessary for the purpose of the corporation, or for carrying into effect the provisions of any Act of the Legislature or by-law of the council and provides the authority for council to prescribe duties:

**AND WHEREAS** Council deems it expedient to establish a policy for enforcing municipal by-law infractions;

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. **DEFINITIONS:** for the purpose of this by-law the following shall be deemed to apply:

Officer - means the Chief By-law Enforcement Officer or his assistant, duly appointed by the Council of the Township of Blandford-Blenheim by a separate by-law.

Council - means the Council of the Township of Blandford-Blenheim.

2. The Officer shall investigate all by-law infractions that are brought to the attention of the officer.

2.1 All alleged Animal Control By-law; Noise By-law; Property Standards By-law; and Zoning By-law violations are to be submitted to the Officer in writing prior to the investigation procedure commencing.

2.2 All alleged Dog By-law and Swimming Pool Fencing By-law violations may be submitted verbally prior to the investigation procedure commencing.

3. The Officer shall maintain an infraction sheet for every individual grievance that shall record the following information:

3.1 Date, nature and origin of the particular complaint.

3.2 Date complaint was investigated and a comment from the Officer indicating if in the Officer's opinion a violation exists.

3.3 The Officer shall discuss the infraction and his findings with the party whose complaint gave rise to the investigation and thereafter the Officer shall proceed as follows:

3.3.1 Send a courtesy letter to the Offender advising that there is an infraction with a request that it be rectified.

- or -

3.3.2 Send a letter by registered mail to the offender requiring complete compliance to the particular by-law infraction.


- 3.4 The procedures outlined in Section 3.3 does not apply when the Officer is investigating violations described in Section 2.2 herein.
4. The Officer shall advise Council on his monthly report of the By-law Enforcement activity in the following manner:
  - 4.1 All individual by-law categories with a numeric listing showing the number of investigations conducted.
  - 4.2 For all violations listed in Section 2.1 herein the Officer shall present a summary report outlining the steps taken to date complete with a recommendation prior to Court Action proceeding. This report shall be presented in Legal and Personnel.
5. The Officer shall determine from time to time the length of time allowed to correct an infraction prior to recommending court action. The Officer may categorize the various offences and have differing time periods for the type of infraction to be corrected, provided that consistency of time per individual infraction class is maintained.
6. Repeat violations shall be handled by the Officer in accordance with Section 4.2 and Section 5 contained herein.
7. The procedures outlined in this by-law does not apply to the Ontario Building Code since it is enforced by the Chief Building Official through the Provincial Building Code By-law provisions.
8. Notwithstanding any individual municipal by-law not specifically mentioned in Section 2 herein, the procedure outlined in Section 2.1 shall apply.
9. By-law Number 581-84 enacted the 5<sup>th</sup> day of December, 1984, is hereby repealed.

By-law READ a FIRST and SECOND time this 21st day of October, 1998.

By-law READ a THIRD time and PASSED in Open Council this 21st day of October, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator

BY-LAW NUMBER 1239-98

Minimum	0.4 hectares
---------	--------------

2. -cont'd

9.3.20 LOCATION: PART LOT 12, CONCESSION 13 (BLENHEIM). RR-20  
-cont'd


9.3.20.2 -cont'd

9.3.20.2.3 That all the provisions of the RR Zone in Section 9.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of November 1998.

READ a third time and finally passed this 18th day of November 1998.

  
Donald S. Woolcott  
Mayor

(SEAL)

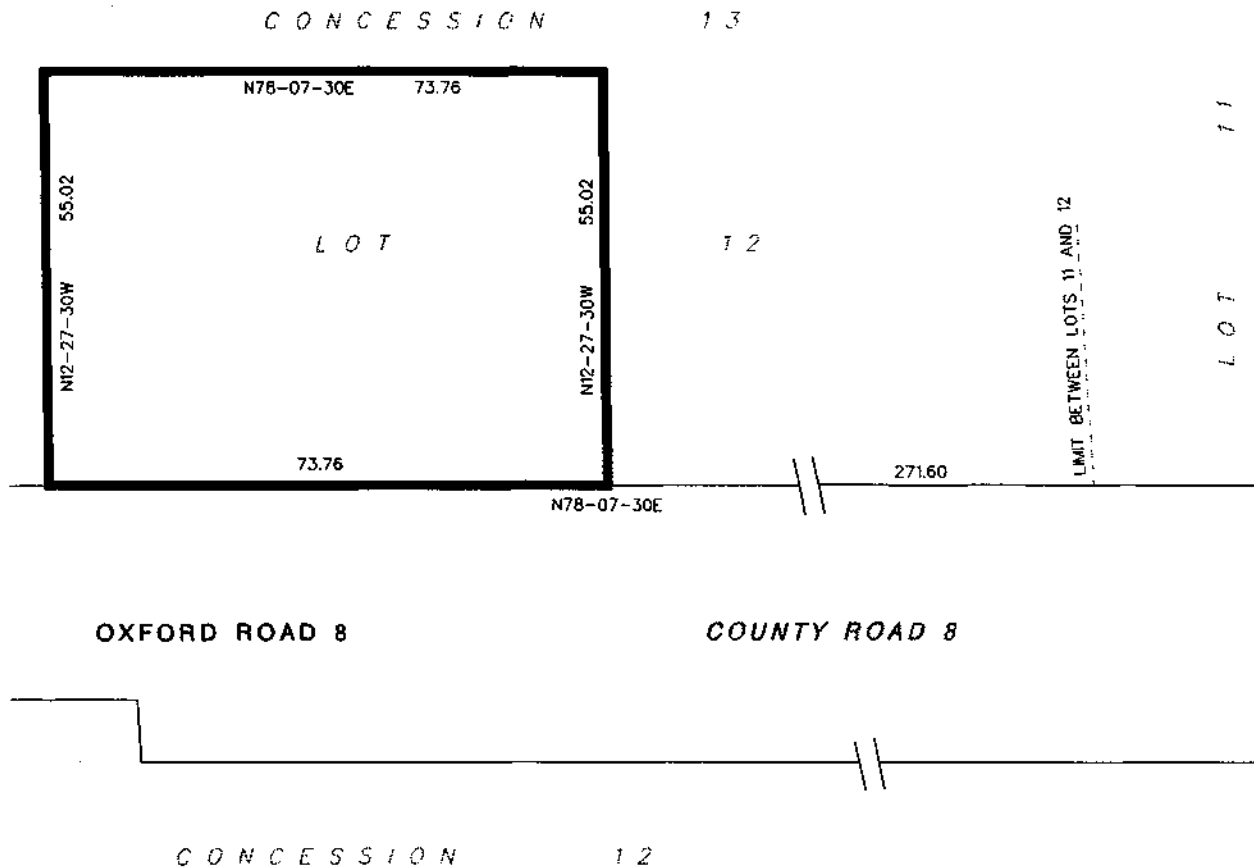
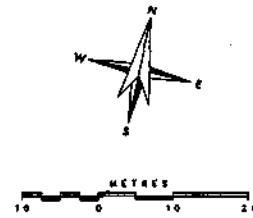
  
Keith Reibling  
Clerk

# SCHEDULE "A"

TO BY-LAW No. 1239-98

PART OF LOT 12, CONCESSION 13 (BLENHEIM)


TOWNSHIP OF BLANDFORD-BLENHEIM



THIS IS SCHEDULE "A"

TO BY-LAW No. 1239-98, PASSED

THE 18th DAY OF November, 1998

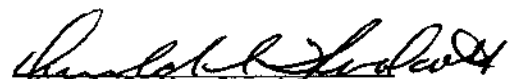
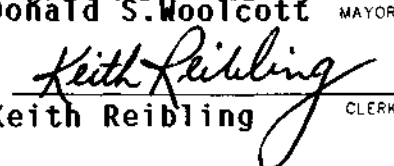
 AREA OF ZONE CHANGE TO RR-20

NOTE: ALL DIMENSIONS IN METRES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

© 1998

  
Donald S. Woolcott MAYOR  
  
Keith Reibling CLERK

ZON 1-395

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1239-98

EXPLANATORY NOTE

The purpose of By-Law Number 1239-98 is to rezone property located on the north side of Oxford Road 8, east of Washington Road, east of the settlement of Washington, comprising Part Lot 12, Concession 13 (Blenheim), in the Township of Blandford-Blenheim from Restricted Agricultural (A1) to Special Rural Residential (RR-20) to permit the non-farm rural residential use of the severed lot. The By-law also provides a minimum lot frontage and lot area for the RR-20 Zone. The zone change will implement a condition of approval for consent application #B-53/98 imposed by the County of Oxford Land Division Committee. The subject property is currently owned by Armin and Nancy Kowitz.

The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1239-98. The public hearing was held on November 4, 1998.

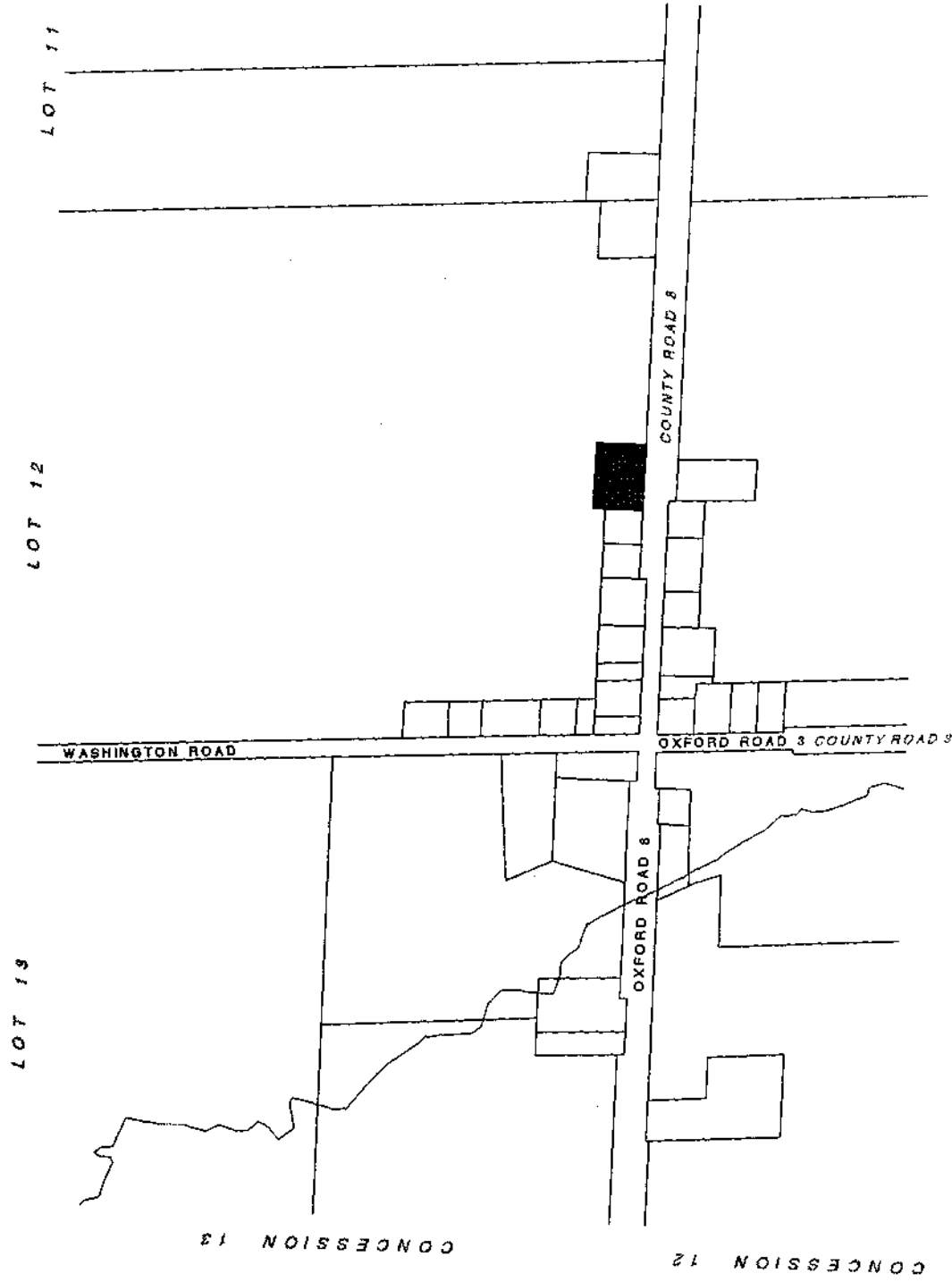
Any person wishing further information relative to Zoning By-Law Number 1239-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347



# KEY MAP



LANDS TO WHICH BYLAW **1239-98** APPLIES



LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

© 1998

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1240-98

Being a By-law to authorize the entering into an agreement for the amalgamation of the Police Services and the constitution of a Joint Police Services Board for The Corporation of The Township of Blandford-Blenheim, The Corporation of The Township of East Zorra-Tavistock, The Corporation of The Township of Norwich and The Corporation of The City of Woodstock.

**WHEREAS** the above listed parties, under Section 4 of the Police Services Act, R.S.O. 1990, Chapter P.15, and amendments thereto, are required to provide adequate and effective police services in accordance with the needs of their respective municipalities;

**AND WHEREAS** The Township of East Zorra-Tavistock and The Township of Norwich have heretofore fulfilled such responsibility by establishing a police service for their respective municipalities pursuant to Section 72 of the County of Oxford Act, R.S.O. 1990, Chapter C.42, and amendments thereto, each under the jurisdiction of their respective Police Services Boards;

**AND WHEREAS** The City of Woodstock has heretofore fulfilled such responsibility by establishing a police service for its municipality under the jurisdiction of its Police Services Board;

**AND WHEREAS** Subsection (1) of Section 6 of the Police Services Act, R.S.O. 1990, Chapter P.15, and amendments thereto, provides that two or more municipalities that have police services may enter into an agreement to amalgamate them;

**AND WHEREAS** Section 5.2, of the said Act provides that the Council of a municipality may enter into an agreement under Section 33, with one or more other councils to constitute a joint Police Services Board;

**AND WHEREAS** the Council of the Corporation of the Township of Blandford-Blenheim enacted Resolution #7 at their August 5<sup>th</sup>, 1998, regular meeting accepting the agreement attached hereto as Schedule "A".

**AND WHEREAS** Council deems it advisable to enact a by-law to authorize the entering into an agreement for the constitution of a joint Police Services Board.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim an Agreement hereto annexed and marked as Schedule "A" between the above listed parties.

By-law **READ** a **FIRST** and **SECOND** time this 18<sup>th</sup> day of November, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 18<sup>th</sup> day of November, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator

This Agreement made this 3rd day of November, 1998.

Agreement for the Constitution of a Joint Police Services Board for The Corporation of the Township of Blandford-Blenheim, The Corporation of the Township of East Zorra-Tavistock, The Corporation of the Township of Norwich and The Corporation of the City of Woodstock and the amalgamation of the Municipal Police Services for the Township of Norwich Police Service, the Tavistock Police Service, and the Woodstock City Police Service.

**BETWEEN**

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM  
(hereinafter referred as "The Township of Blandford-Blenheim")

PARTY OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK  
(hereinafter referred to as "The Township of East Zorra-Tavistock")

PARTY OF THE SECOND PART

- and -

THE CORPORATION OF THE TOWNSHIP OF NORWICH  
(hereinafter referred to as "The Township of Norwich")

PARTY OF THE THIRD PART

- and -

THE CORPORATION OF THE CITY OF WOODSTOCK  
(hereinafter referred to as "The City of Woodstock")

PARTY OF THE FOURTH PART

**WHEREAS:**

1. The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, The Township of Norwich, and The City of Woodstock are, respectively, municipal corporations incorporated under the Municipal Act, R.S.O. 1990, c.M.45, as amended.
2. The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, The

Township of Norwich, and The City of Woodstock, under Section 4 of the Police Services Act, R.S.O. 1990, c.P. 15, as amended, are required to provide adequate and effective police services in accordance with the needs of their respective municipalities.

3. The Township of East Zorra-Tavistock and The Township of Norwich have heretofore fulfilled such responsibility by establishing a police service for their respective municipalities pursuant to Section 72 of the County of Oxford Act, R.S.O. 1990 c.C.42, each under the jurisdiction of their respective Police Services Boards.
4. The City of Woodstock has heretofore fulfilled such responsibility by establishing a police service for its municipality under the jurisdiction of its Police Services Board.
5. Subsection (1) of Section 6 of the Police Services Act, R.S.O. 1990, c.P. 15, as amended, provides that two or more municipalities that have police services may enter into an agreement to amalgamate them.
6. Section 5.2 of the Police Services Act, R.S.O. 1990, c.P.15, as amended, provides that the council of a municipality may enter into an agreement under Section 33 with one or more other councils to constitute a joint Police Services Board.
7. The Final Report on a study of joint policing for the Township of Blandford-Blenheim, the Township of East Zorra-Tavistock, the Township of Norwich and the City of Woodstock dated January 7, 1998, as amended, has been accepted by the Councils of The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, The Township of Norwich and The City of Woodstock and is attached as Schedule "A" to this Agreement.

**NOW THEREFORE**, in consideration of the premises and the covenants herein, the Parties hereto agree as follows:

The Parties agree that the above recitals are true.

**DEFINITIONS:**

In this Agreement:

- i) "Budgetary Estimate" means the annual police costs showing the costs of each component (operating and capital), the service levels and equipment, and all other matters, to be prepared by the Chief of Police and submitted to the Board for approval.
- ii) "Annual Budget" means the budgetary estimates as approved by the respective Municipal Councils.

- iii) "Financial Statement" means an audited financial statement which presents the annual accounts and transactions of the joint police service, prepared by the auditor of the City of Woodstock pursuant to Section 86 of the Municipal Act, R.S.O. 1990, Chapter M.45, as amended.
- iv) "Board" means The Oxford Community Police Services Board.
- v) "Chief of Police" means the Chief of Police of The Oxford Community Police Services and includes an acting Chief of Police.
- vi) "Member of the Police Service" means an employee of the joint police service of The Oxford Community Police Service.
- vii) "Police Service" means the joint police service of The Oxford Community Police Services.
- viii) "Police Officer" means a Chief of Police or any other police officer, but does not include a special constable, by-law enforcement officer, or any auxiliary member of a police service.
- ix) "Commission" means the Ontario Civilian Commission on Police Services.
- x) "Municipality" means The Corporation of the Township of Blandford-Blenheim, The Corporation of The Township of East Zorra-Tavistock, The Corporation of The Township of Norwich, and The Corporation of the City of Woodstock, or any one of them.

## **GENERAL PROVISIONS**

### **1. ESTABLISHMENT OF BOARD**

- a. Upon the approval of this Agreement by the Commission, an interim Board shall be created, composed of two (2) elected representatives from The Township of Blandford-Blenheim, and the existing East Zorra-Tavistock, Township of Norwich, and Woodstock Police Services Boards.
- b. Effective January 1, 1999, or as soon thereafter as the Board is constituted, it shall consist of five (5) members, who shall be appointed as follows:
  - (i) Two persons who are members of the councils of the participating municipalities, appointed by agreement of the councils of the participating municipalities,
  - (ii) One person appointed by agreement of the councils of the participating

municipalities, and

(iii) Two persons appointed by the Lieutenant Governor in Council.

- c. Each party to this Agreement shall be represented on the Board.
- d. Effective January 1 1999, all by-laws and resolutions of the former police services boards shall be deemed to be by-laws or resolutions of the police services board established under subsection 1(b) and shall remain in force in the area of such municipality until they are amended.

2. **ESTABLISHMENT OF SERVICE**

- a. The existing police services in each municipality shall be joined into a single police service known as The Oxford Community Police Services.
- b. The current members of The Tavistock Police Service, The Township of Norwich Police Service, and The Woodstock City Police Department shall, upon the date of forming a single police service, be transferred to and appointed to The Oxford Community Police Services.

3. **ASSETS**

- a. It is agreed that the current assets of The Tavistock Police Service, The Township of Norwich Police Service, and The City of Woodstock Police Service have been fully disclosed and are the assets listed in Schedule "B" to this Agreement. It is further agreed that the present buildings shall remain the property of the respective Municipalities and are not assets of the Police Service or the Board.
- b. It is agreed that, upon the coming into force of this Agreement, the assets listed in Schedule "B" shall be held in trust by the Board.

4. **LIABILITIES**

It is agreed and understood that each of the parties to this Agreement shall remain fully responsible for all liabilities of its respective Police Service and Police Services Board which exist at the effective date of the amalgamation provided for by this Agreement. It is further agreed and understood that no outstanding liabilities or future liabilities which relate to the time prior to the date of amalgamation are being transferred to or assumed in any way by the Board or, any other parties hereto. It is agreed that the present known liabilities are as outlined in Schedule "D" to this Agreement.

5. **INDEMNIFICATION**

Each of the parties to this Agreement agrees to fully indemnify and save harmless each other party and the Board from any and all existing or future costs, claims, damages or liability arising or resulting directly or indirectly from the operation of their respective police services or the actions of their respective Police Services Boards which occurred prior to the date of amalgamation provided for by this Agreement.

6. **COSTS OF OPERATION OF THE POLICE SERVICE AND BOARD**

- (a) The cost for the operation of The Oxford Community Police Services and Board shall be borne by The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, The Township of Norwich, and The City of Woodstock prorated using the cost sharing formula, and calculated annually, as set out in Schedule "C" attached hereto.
- (b) It is agreed that the cost sharing formula as set out in Schedule "C" for the operation of the Police Service and the Board shall be reviewed by the parties every three (3) years from the date of this Agreement.
- (c) Each of the parties shall pay the cost of the operation of the Police Service and the Board as determined by the results of any recalculated formula.
- (d) In the event the cost sharing ratio is changed as a result of recalculation, the obligation of the parties to pay such changed amounts shall begin on the first day of the year following the year in which the recalculation is made and the parties agree to adjust their payments to reflect such changes.
- (e) All 1998 expenditures incurred regarding the Police Service shall be financed in accordance with the following:
  - (i) The actual Special Circumstance Funding for police start-up costs received by the individual parties to a maximum of \$125,000.00 per municipality, being a total of \$362,186.00.
  - (ii) 1997 liability percentages derived by using a formula of 1997 population, households and taxable assessment figures.
- (f) Notwithstanding the provisions of this Section, it is agreed that the parties may pay such share of the cost of operating the Police Service and the Board as they may otherwise agree and consent to, provided that, in the absence of such consent, this Section shall prevail.

## **FINANCIAL ADMINISTRATION**

7. (a) The financial administration of the Police Service and the Board shall be carried out by the administration staff of the City of Woodstock, who shall submit to the Board and to the Councils of each Municipality on or before the 30<sup>th</sup> day of April in each year following the first anniversary of the effective date of this Agreement, a Financial Statement as previously defined in this Agreement.
- (b) The City of Woodstock shall keep all records, statements of accounts, invoices and any other documents necessary to support the Financial Statement and all such records shall be kept in accordance with the Retention By-Law of the City of Woodstock. The City of Woodstock shall permit the Board, The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock and The Township of Norwich, upon written notice, within a reasonable time frame, to examine all such records and books of account and conduct a review of any Financial Statement and shall provide copies of any documents and records in its possession relating to the operation of the Police Service or the Board as may be reasonably requested by The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, The Township of Norwich, The Oxford Community Police Services or the Board.

## **8. BUDGETING**

- (a) The Board shall annually submit a Budgetary Estimate to each Municipality that will show, separately, the amounts required for such year
- (i) to maintain the Police Service and provide it with equipment and facilities, and
  - (ii) to pay the expenses of the Board's operation, other than the remuneration of Board Members.
- (b) Upon reviewing any such Budgetary Estimate, the Municipalities shall establish a budget for the Board and, in doing so, the Municipalities are not bound to adopt the estimates.
- (c) The Board and the Municipalities shall negotiate in good faith to resolve any differences which may arise concerning the approval of the estimates no later than the 30<sup>th</sup> day of April in the year to which it refers.
- (d) If the Board is not satisfied that the Annual Budget established for it by the



Municipalities is sufficient to maintain an adequate number of police officers or other employees of the Police Service or to provide the Police Service with adequate equipment or facilities, the Board may request that the Commission determine the question and the Commission shall, after a hearing, do so.

- (e) Upon approval of the Annual Budget, each party shall pay any increased costs or be entitled to receive a prorated credit for any reduced costs as may be reflected in the final determination of the budget.
- (f) Each Annual Budget shall include the previous year's closing balance.

9. **PAYMENTS BY THE TOWNSHIP OF BLANDFORD-BLENHEIM, THE TOWNSHIP OF EAST ZORRA-TAVISTOCK AND THE TOWNSHIP OF NORWICH**

- (a) The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock, and The Township of Norwich shall make payments to the City of Woodstock on the first day of each month, each being one-twelfth of its share of the Annual Budget for that year, as determined by Sections 6 and 8 of this Agreement.
- (b) Interest at the prime rate charged to the City of Woodstock by its bank shall be paid by The Township of Blandford-Blenheim, The Township of East Zorra-Tavistock and The Township of Norwich on any overdue amounts which they are obligated to pay pursuant to this Agreement.

10. **PAYMENT OF BOARD MEMBERS**

Remuneration of Board members shall be pro-rated using the cost sharing formula as set out in Schedule "C" attached.

11. **COMMENCEMENT OF AGREEMENT**

- (a) This Agreement takes effect on the 1<sup>st</sup> day of January, 1999, and shall continue until terminated as hereinafter provided for.
- (b) This Agreement shall not come into force and effect until the completion of the following events:
  - (i) the approval of this Agreement by By-Laws enacted by the Councils of each of the parties and the Solicitor General as required by Section 33(2) the Police Services Act and Section 101 (1) of the Municipal Act, and,
  - (ii) the approval of this Agreement by the Commission as required by Section 6(3) of the Police Services Act.

12. **TERMINATION OF AGREEMENT**

- (a) This Agreement may be terminated at any time by mutual agreement of all of the parties.
- (b) Any party may terminate this Agreement upon giving of not less than one (1) year written notice of termination to the other parties, in which case the effective date of termination shall be the first day of the calendar year following the first anniversary of the date such notice was delivered.
- (c) Notice of termination must be expressed by a resolution of the Council of the Municipality requesting the termination, and a certified copy of such resolution shall be served in person by or on behalf of the Clerk of the initiating Municipality on the Clerks of the other Municipalities and copies shall, concurrently, be provided to the Board and the Commission. The effective date of such notice shall be the date it is served on the last of the receiving Municipalities.
- (d) Upon the effective date of termination, any assets referred to in Section 3(b) of this Agreement, which continue to be held in trust by the Board on behalf of any individual Municipality, shall be returned in kind or in monetary value to the Municipality for which such assets were held in trust.
- (e) Each of the parties to this Agreement shall continue to be liable to share and contribute to any costs or claims of or against the Board arising after the date of termination, but incurred prior to the date of termination, in the same proportion as determined in the most recent calculation or re-calculation of the cost sharing formula, as provided for in Section 6 and in Schedule "C" hereto.

13. **DISPOSITION OF ASSETS**

- (a) In the event of the termination of this Agreement, the parties agree to negotiate all matters, including the fair and equitable disposition and transfer, or compensation for, the assets and the sharing of liabilities of the Police Service and the Board as may exist at the effective date of termination.
- (b) Upon the effective date of termination, any assets of the Board, other than those described in Section 12(d) above, and any remaining surplus funds of the Board shall be divided in kind or in monetary value among the parties hereto in the same proportion as determined in the most recent calculation or re-calculation of the cost sharing formula as provided for in Section 6 and in Schedule "C" hereto.

14. **DISPUTE RESOLUTION**

The parties agree, pursuant to Section 198(1) of the Municipal Act, R.S.O. 1990, Chapter M.45, as amended, that any dispute arising out of this Agreement may be referred by any of the parties to the Ontario Municipal Board which shall act as the sole arbitrator of such dispute and the parties agree to be bound by the decision of the arbitration.

15. **ENTIRE AGREEMENT**

This and the schedules attached constitute the entire agreement between the parties hereto and there are no representations, warranties, collateral agreements, or conditions affecting this Agreement or the relationship of the parties other than as expressed herein in writing. This Agreement may only be amended in writing duly executed by the parties.


IN WITNESS WHEREOF The Corporation of the Township of Blandford-Blenheim, The Corporation of the Township of East Zorra-Tavistock, The Corporation of the Township of Norwich, and The Corporation of the City of Woodstock have affixed their corporate seals attested by the signatures of their duly authorized signing officers.

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Mayor 

Clerk Administrator 

THE CORPORATION OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK

Mayor 

Chief Administrative Officer 

THE CORPORATION OF THE TOWNSHIP OF NORWICH

Mayor

Administrator/Clerk-Treasurer

THE CORPORATION OF THE CITY OF WOODSTOCK

Mayor

Clerk

### **SCHEDULE C**

Formula for Cost Sharing Allocation:

$$\frac{A + B + C}{3} = \text{Percentage Share}$$

Where:

$$A = \frac{1. \text{ Population of the Individual Municipality}}{\text{Total Population of the Municipalities}} \times 100 = \quad \%$$

$$B = \frac{2. \text{ Number of Households of the Individual Municipality}}{\text{Total Number of Households of the Municipalities}} \times 100 = \quad \%$$

$$C = \frac{3. \text{ Weighted Assessment (Taxable) of the Individual Municipality}}{\text{Total Weighted Assessment (Taxable) of the Municipalities}} \times 100 = \quad \%$$

1. Source - Most recent Ontario Population Report.
2. Source - Most recent Ontario Assessment System.  
(Household Counts)
3. Original Assessment Roll Totals from the Assessment compiled in the previous year for taxation in the current year.

**NOTE:** Municipality means the parties to the agreement.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1233-98

**HORNER CREEK DRAIN 1998**

A by-law to provide for a drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

**WHEREAS** the requisite number of owners have petitioned the Council of the Township of Blandford-Blenheim (the "Corporation") in the Restructured County of Oxford, in accordance with the provisions of the Drainage Act, R.S.O. 1990, requesting that the following lands and roads be drained by a drainage works (the "Drainage Works").

**TOWNSHIP OF BLANDFORD-BLENHEIM**

Part of Lots 1, 2, 3 and 4, Concession 8 (former Blandford)  
Part of Lots 1, 2, 3 and 4, Concession 9 (former Blandford)  
Part of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Concession 10 (former Blandford)  
Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Concession 11 (former Blandford)  
Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Concession 12 (former Blandford)  
Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Concession 13 (former Blandford)  
Part of Lots 2, 3, 4, 5, 6, 7, 8 and 9, Concession 14 (former Blandford)  
Part of Lots 17, 18, 19 and 20, Concession 6 (former Blenheim)  
Part of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concession 7 (former Blenheim)  
Part of Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concession 8 (former Blenheim)  
Part of Lots 19, 20, 21, 22, 23 and 24, Concession 9 (former Blenheim)  
Part of Lots 22, 23 and 24, Concession 10 (former Blenheim)  
Part of Lots 22, 23 and 24, Concession 11 (former Blenheim)  
Part of Lots 23 and 24, Concession 12 (former Blenheim)  
Lands in Bright (Block Assessment)  
Part of Township Roads 8, 9, 10, 12, 13 and 14  
Part of the Blandford and Hubbard Roads  
Part of the Oxford-Waterloo Road  
Part of County of Oxford Roads 5, 8, 22 and 29  
Part of Highway 401 (MTO)  
Roads in Bright (Block Assessment)

**TOWNSHIP OF WILMOT**

Part of Lots 29, 30 and 31, Concession 2  
Part of Lots 29, 30, 31, 32 and 33, Concession 3  
Part of Lots 29, 30, 31, 32, 33 and 34, Concession 4  
Part of Township Roads 8 and 9  
Part of Lots 30-31 Road  
Part of Region of Waterloo Road 1  
Part of Oxford-Waterloo Road

By-law Number 1233-98 Cont'd.

TOWNSHIP OF EAST ZORRA-TAVISTOCK

Part of Lots 29, 30, 31, 32, 33, 35 and 36, Concession 15

Part of Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Concession 16

Part of Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Concession 17

Part of Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, Concession 18

Part of Lots 33 and 34, Concession 19

Part of the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> Lines

Part of the Cassel and Maplewood Sideroads

Part of the Perth-Oxford Road

Part of Oxford County Road 5

TOWNSHIP OF PERTH EAST

Part of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 20, Concession 1 (former South Easthope)

Part of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Concession 2 (former South Easthope)

Part of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Concession 3 (former South Easthope)

Part of Lots 9, 10, 11, 12, 13 and 14, Concession 4 (former South Easthope)

Part of Lots 12, 13, 14, 15, 16 and 17, Concession 2 (former South Easthope)

Part of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Concession 3 (former South Easthope)

Part of Lots 9, 10, 11, 12, 13 and 14, Concession 4 (former South Easthope)

Part of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Concession 1 (former North Easthope)

Part of Lots 13, 14 and 15, Concession 2 (former North Easthope)

Part of Line 33

Part of Roads 102, 104, and 106

Part of Highway 7 & 8 (MTO)

Part of Perth-Oxford Road, County of Perth

**AND WHEREAS** the estimated cost of constructing the Drainage Works is **\$133,000.00.**

**AND WHEREAS \$77,970.00** is the amount to be contributed by the Township of Blandford-Blenheim for construction of the Drainage Works.

**AND WHEREAS \$4,888.00** is being assessed to the lands and roads in the Township of Wilmot in the Region of Waterloo, in accordance with the Schedule of Assessments for Construction contained on Page 19 within the drainage report.

By-law Number 1233-98 Cont'd.

**AND WHEREAS \$28,729.00** is being assessed to the lands and roads in the Township of East Zorra-Tavistock, in the County of Oxford, in accordance with the Schedule of Assessments for Construction contained on Pages 20 to 22 inclusive, within the drainage report.

**AND WHEREAS \$21,413.00** is being assessed to the lands and roads in the Township of Perth East in the County of Perth, in accordance with the Schedule of Assessments for Construction contained on Pages 23 to 25 inclusive, within the drainage report.

**AND WHEREAS** the Corporation has received its annual debt and financial obligation limit for 1997 from the Ministry of Municipal Affairs (the "Limit") and the Treasurer of the Corporation has updated the Limit in accordance with the applicable regulations and has determined that the estimated annual amount payable in respect of the Drainage Works would not cause the Corporation to exceed its Limit, and that the approval of the Drainage Works by the Ontario Municipal Board is not required.

**AND WHEREAS** the Council is of the opinion that the drainage of the area is desirable.

**THEREFORE** the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, enacts as follows:

1. The report dated September 16<sup>th</sup>, 1998, and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
  2.
    - (1) The Corporation may borrow on the credit of the Corporation the amount of **\$133,000.00**, being the necessary amount for construction of the Drainage Works.
    - (2) The Corporation may arrange for the issue of debentures on its behalf for the total amount borrowed, less the total amount of,
      - (a) grants received under Section 85 of the Act;
      - (b) moneys assessed in and payable by other municipalities;
      - (c) commuted payments made in respect of lands and roads assessed within the municipality;
      - (d) moneys paid under subsection 61(3) of the Act; and such debentures shall be made payable within a term not to exceed five (5) years from the date of the debenture(s) and shall bear interest at a rate to be established by the County at the time such debenture(s) are issued.
- The Restructured County of Oxford shall handle the sale of such debenture(s). The Corporation shall make annual payments of principal and interest in respect of the debenture(s) issued by the Restructured County of Oxford to the County on or before their respective due dates.
3. In each year during the currency of the debentures there shall be levied upon the lands and roads as set forth in the attached Schedule "A" and raised by a special rate, an amount sufficient to redeem the principal and interest on the debenture(s), such amount shall be collected in the same manner and at the same time as other taxes are collected in each year of the currency of the debentures.



By-law Number 1233-98 Cont'd.

TOWNSHIP OF BLANDFORD-BLENHEIM

SCHEDULE "A"

Lands in the Municipality \$67,466.00  
(Pages 13 to 18 inclusive of the report)

Roads in the Municipality 10,504.00  
(Page 18 of the report)

**TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM \$77,970.00**

4. For paying the sum of \$10,556.00, being the amount assessed upon the lands and roads belonging to or controlled by the municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Township of Blandford-Blenheim and shall be payable from the current revenue at the time construction of the drain is completed and the costs assessed.
5. All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
6. This by-law comes into force on the passing thereof and may be cited as "HORNER CREEK DRAIN 1998 BY-LAW".


First Reading: October 7th, 1998.

Second Reading: October 7th, 1998.

Provisionally adopted this 7th day of October, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

Third Reading: December 2nd, 1998.

Enacted the 2nd day of December, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

KEITH REIBLING, A.M.C.T., Clerk-Administrator  
MAUREEN SIMMONS, A.M.C.T., Treasurer/Collector  
GERALD KUSS, C.E.T., Road Superintendent  
JAMES WATSON, C.E.T., Building and Drainage Inspector



P.O. Box 100  
Telephone: (519) 463-5347  
Fax: (519) 463-5881

**TOWNSHIP OF BLANDFORD-BLENHEIM**  
47 Wilmot Street South  
**DRUMBO, ONTARIO**  
N0J 1G0

October 9, 1998.

TO ALL LANDOWNERS IN THE  
"HORNER CREEK DRAIN 1998" WATERSHED

**NOTICE OF SITTING OF COURT OF REVISION**  
The Drainage Act, R.S.O. 1990, Chapter D.17, Section 46(1) and (2)

Notice is hereby given that a Court of Revision will be held at the Township Office, Drumbo, Ontario, on the **4th day of November, 1998, at 2:00 P.M.**, to hear any owner of land or, where roads in the local municipality are assessed, any ratepayer, who complains that his or any other land that should have been assessed has not been assessed or that due consideration has not been given or allowance made as to type or use of land, who personally, or by his agent, has given notice in writing to the Clerk of the initiating municipality that he considers himself aggrieved for any or all such causes.

The last date for notice shall be **FRIDAY, OCTOBER 23rd, 1998.**

  
\_\_\_\_\_  
Keith Reibling,  
Clerk-Administrator

If no notice of intention to make application to quash a by-law is served upon the Clerk of the initiating municipality within ten days after the passing of the by-law, or where a notice of intention has been given, if an application to quash is not made to the referee within three months after the passing of the by-law, or so much thereof as is not the subject of or is not quashed upon any such application, is valid and binding according to its terms, so far as it prescribes or directs anything within the proper competence of the Council; The Drainage Act, R.S.O. 1990, Chapter D.17, Section 58(2).

<p style="text-align: center; font-size: 1.2em;">Number <b>428182</b></p> <p style="text-align: center;"><b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="text-align: center; font-size: 1.2em;">1998 12 02</p> <p>at <u>16125</u> Land Registry Office No. 41 <i>M. Z. Brown</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 3 pages</p>																			
	<p>(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/></p> <p style="text-align: center;">00292 0039</p>																			
	<p>(4) Nature of Document</p> <p style="text-align: center;">By-law</p>																			
	<p>(5) Consideration</p> <p style="text-align: center;">n/a Dollars \$</p>																			
	<p>(6) Description</p> <p>In the Township of Blandford-Blenheim, former Township of Blenheim, in the County of Oxford, being composed of all of Mary Street according to Registered Plan No. 99.</p>																			
<p>Additional: See Schedule <input type="checkbox"/></p>	<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>																			
<p>(8) This Document provides as follows:</p> <p>By-law Number 1241-98 attached hereto.</p> <p style="text-align: right;">Continued on Schedule <input type="checkbox"/></p>																				
<p>(9) This Document relates to instrument number(s)</p>																				
<p>(10) Party(ies) (Set out Status or Interest)</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td>THE CORPORATION OF THE TOWNSHIP</td> <td></td> <td></td> </tr> <tr> <td>OF BLANDFORD-BLENHEIM (the "Township")</td> <td></td> <td></td> </tr> <tr> <td>by its Clerk-Administrator Keith Reibling</td> <td><i>Keith Reibling</i></td> <td>1998 12 02</td> </tr> </tbody> </table>			Name(s)	Signature(s)	Date of Signature			Y M D	THE CORPORATION OF THE TOWNSHIP			OF BLANDFORD-BLENHEIM (the "Township")			by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 12 02			
Name(s)	Signature(s)	Date of Signature																		
		Y M D																		
THE CORPORATION OF THE TOWNSHIP																				
OF BLANDFORD-BLENHEIM (the "Township")																				
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 12 02																		
<p>(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0</p>																				
<p>(12) Party(ies) (Set out Status or Interest)</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr><td> </td><td></td><td></td></tr> <tr><td> </td><td></td><td></td></tr> <tr><td> </td><td></td><td></td></tr> <tr><td> </td><td></td><td></td></tr> </tbody> </table>			Name(s)	Signature(s)	Date of Signature			Y M D												
Name(s)	Signature(s)	Date of Signature																		
		Y M D																		
<p>(13) Address for Service</p>																				
<p>(14) Municipal Address of Property n/a</p>	<p>(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0</p>	<p style="text-align: center;">Fees and Tax</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: center;"><i>500.00</i></td> </tr> <tr><td> </td><td></td></tr> <tr><td> </td><td></td></tr> <tr><td> </td><td></td></tr> <tr> <td>Total</td> <td></td> </tr> </table>	Registration Fee	<i>500.00</i>							Total									
Registration Fee	<i>500.00</i>																			
Total																				

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1241-98

Being a By-law to provide for the stopping up and closing of an unopened road allowance known as Mary Street, according to Registered Plan No. 99 (former Blenheim).

**WHEREAS** the Councils of every municipality are authorized by Sections 297 and 315 of the Municipal Act, R.S.O. 1990, Chapter C.45, and amendments thereto, to pass by-laws for the stopping up and closing of a highway or part of a highway.

**AND WHEREAS** Council considered a letter dated September 29<sup>th</sup>, 1998, from Thomas Plue, to stop up, close and transfer Part 4 of Reference Plan 41R-5278 to him. The Council enacted the following resolution at their October 7<sup>th</sup>, 1998, regular meeting:

"Whereas Council received a request from Thomas Plue, 78 Main Street South, Princeton, to close and transfer (sell) a portion of Mary Street according to Plan 99 in Princeton, more particularly described as Part 4 on Reference Plan 41R-5278.

Be it Resolved that Council authorizes the Clerk to initiate the process of closing all of Mary Street according to Plan 99 in Princeton, providing all associated legal costs are borne by the applicant."

**AND WHEREAS** Council enacted By-law Number 1237-98 on the 21<sup>st</sup> day of October, 1998, being a by-law to assume ownership of all of Mary Street according to Registered Plan No. 99 for the use and benefit of the public.

**AND WHEREAS** notice of this By-law has been published once a week for four (4) weeks during October and November, 1998, in the Ayr News, being a newspaper published weekly, as well as a notice posted during October, 1998, in six public places in the immediate neighbourhood of the unmaintained original road allowance in the Township of Blandford-Blenheim.

**AND WHEREAS** the Council of the Corporation of the County of Oxford at their meeting held in Woodstock on November 25<sup>th</sup>, 1998, advised that they have no objection to the stopping up and closing of the lands hereinafter described, pursuant to Section 50, subsection 1 of the County of Oxford Act, R.S.O. 1990, Chapter C.42, and amendments thereto;

**AND WHEREAS** the Council of the said Corporation has heard in person or by his counsel, solicitor or agent, all persons claiming that their land will be prejudicially affected by this By-law, and who applied to be heard.

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That upon and after the passing of this By-law the following original road allowance is hereby closed and stopped up:

By-law Number **1241-98** Cont'd.

- 1.1 All of Mary Street as shown on Registered Plan No. 99, lying and being in the Township of Blandford-Blenheim, formerly Blenheim, in the County of Oxford, more particularly described as follows:

Property Identification Number 00292-0039 in the Registry Division of Oxford (No. 41).

By-law **READ** a **FIRST** and **SECOND** time this 2<sup>nd</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 2<sup>nd</sup> day of December, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator

**Document General**  
Form 4 — Land Registration Reform Act**D**

<div style="text-align: center;"><b>428181</b> Number <b>CERTIFICATE OF REGISTRATION</b> REGISTERED  <b>1998 12 02</b> at 16123 Land Registry Office No. 41 <i>Keith Reibling</i> Land Registrar</div> <div style="margin-top: 20px;">New Property Identifiers <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div></div> <div style="margin-top: 10px;">Executions <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div></div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div><div>(2) Page 1 of 3 pages</div></div>																		
	<div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s) Part of</div><div>Block 00270</div><div>Property 0054</div><div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div></div>																		
	(4) Nature of Document By-law																		
	(5) Consideration n/a <span style="float: right;">Dollars \$</span>																		
	(6) Description In the Township of Blandford-Blenheim, former Township of Blandford, in the County of Oxford, being composed of all of King Street according to Registered Plan No. 163.																		
	(7) This Document Contains: <div style="display: flex; justify-content: space-between;"><div>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></div><div>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></div></div>																		
	(8) This Document provides as follows:  <div style="text-align: center; margin-top: 20px;">By-law Number 1242-98 attached hereto.</div> <div style="text-align: right;">Continued on Schedule <input type="checkbox"/></div>																		
(9) This Document relates to instrument number(s)																			
(10) Party(ies) (Set out Status or Interest) <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%;">Name(s)</th><th style="width: 30%;">Signature(s)</th><th style="width: 20%;">Date of Signature</th></tr><tr><th></th><th></th><th>Y M D</th></tr></thead><tbody><tr><td>THE CORPORATION OF THE TOWNSHIP</td><td></td><td></td></tr><tr><td>OF BLANDFORD-BLENHEIM (the "Township")</td><td></td><td></td></tr><tr><td>by its Clerk-Administrator Keith Reibling</td><td><i>Keith Reibling</i></td><td>1998 12 02</td></tr></tbody></table>		Name(s)	Signature(s)	Date of Signature			Y M D	THE CORPORATION OF THE TOWNSHIP			OF BLANDFORD-BLENHEIM (the "Township")			by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 12 02			
Name(s)	Signature(s)	Date of Signature																	
		Y M D																	
THE CORPORATION OF THE TOWNSHIP																			
OF BLANDFORD-BLENHEIM (the "Township")																			
by its Clerk-Administrator Keith Reibling	<i>Keith Reibling</i>	1998 12 02																	
(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. NOJ 1G0																			
(12) Party(ies) (Set out Status or Interest) <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%;">Name(s)</th><th style="width: 30%;">Signature(s)</th><th style="width: 20%;">Date of Signature</th></tr><tr><th></th><th></th><th>Y M D</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		Name(s)	Signature(s)	Date of Signature			Y M D												
Name(s)	Signature(s)	Date of Signature																	
		Y M D																	
(13) Address for Service																			
(14) Municipal Address of Property n/a	(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. NOJ 1G0																		
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2">Fees and Tax</th></tr></thead><tbody><tr><td style="width: 50%;">Registration Fee</td><td>50.00</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>Total</td><td> </td></tr></tbody></table>		Fees and Tax		Registration Fee	50.00							Total							
Fees and Tax																			
Registration Fee	50.00																		
Total																			

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1242-98

Being a By-law to provide for the stopping up and closing of a road allowance known as King Street, according to Registered Plan No. 163 (former Blandford).

**WHEREAS** the Councils of every municipality are authorized by Sections 297 and 315 of the Municipal Act, R.S.O. 1990, Chapter C.45, and amendments thereto, to pass by-laws for the stopping up and closing of a highway or part of a highway.

**AND WHEREAS** Council considered a letter dated September 29<sup>th</sup>, 1998, from Gary and Cheryl Braniff, to stop up, close and transfer Part 7 of Reference Plan 41R-6283 to them. The Council enacted the following resolution at their October 7<sup>th</sup>, 1998, regular meeting:

"Whereas Council received a request from Gary and Cheryl Braniff, R.R.#1, Bright, to close and transfer (sell) part of King Street, according to Plan 163 in Ratho, described as Part 7 on a draft survey.

Be it Resolved that Council authorizes the Clerk to initiate the process providing all associated legal costs are borne by the applicants."

**AND WHEREAS** Council enacted By-law Number 1236-98 on the 21<sup>st</sup> day of October, 1998, being a by-law to assume ownership of all of King Street according to Registered Plan No. 163 for the use and benefit of the public.

**AND WHEREAS** notice of this By-law has been published once a week for four (4) weeks during October and November, 1998, in the Ayr News, being a newspaper published weekly, as well as a notice posted during October, 1998, in six public places in the immediate neighbourhood of the original road allowance in the Township of Blandford-Blenheim.

**AND WHEREAS** the Council of the Corporation of the County of Oxford at their meeting held in Woodstock on November 25<sup>th</sup>, 1998, advised that they have no objection to the stopping up and closing of the lands hereinafter described, pursuant to Section 50, subsection 1 of the County of Oxford Act, R.S.O. 1990, Chapter C.42, and amendments thereto;

**AND WHEREAS** the Council of the said Corporation has heard in person or by his counsel, solicitor or agent, all persons claiming that their land will be prejudicially affected by this By-law, and who applied to be heard.

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That upon and after the passing of this By-law the following original road allowance is hereby closed and stopped up:

By-law Number 1242-98 Cont'd.

- 1.1 All of King Street as shown on Registered Plan No. 163,  
lying and being in the Township of Blandford-Blenheim,  
(formerly Blenheim), in the County of Oxford, more  
particularly described as follows:

Part of Property Identification Number 00270-0054  
in the Registry Division of Oxford (No. 41).

By-law **READ** a **FIRST** and **SECOND** time this 2<sup>nd</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 2<sup>nd</sup> day  
of December, 1998.



Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk-Administrator



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1243-98

A By-Law to amend Zoning By-Law Number 466-82, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 466-82, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 466-82 as amended, is hereby amended by changing to R1A(H) the zone symbol of the lands so designated R1A(H) on Schedule "A" attached hereto.
2. That Section 11.0 to By-Law Number 466-82, as amended is hereby amended by adding the following subsection at the end thereof.

"11.4

RESIDENTIAL TYPE 1A ZONE (R1A) (LAND LEASE)

11.4.1 USES PERMITTED

No person shall within any R1A Zone use any lot or erect, alter or use any building or structure for any purposes except one or more of the following R1A uses:

11.4.1.1 RESIDENTIAL USES

a detached single-family dwelling house;  
a home occupation in a permitted dwelling house.

11.4.1.2 NON-RESIDENTIAL USES

a recreation centre.

11.4.2 ZONE PROVISIONS

No person shall within any R1A Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

11.4.2.1 RESIDENTIAL USES

11.4.2.1.1 DEFINITION OF A PRIVATE STREET:

For the purposes of this By-law, a private street means a primary means of access, by way of a private right-of-way or right-of-access contained either in an easement or lease, and is not under the jurisdiction of the Corporation, the County or the Province.

11.4.2.1.2 NUMBER OF DWELLING UNITS:

Notwithstanding any provisions of By-Law Number 466-82 to the contrary, a maximum of 185 single-family dwelling houses may be constructed on the lands to which the R1A Zone applies.

11.4.2.1.3 ALL YARDS:

Minimum depth from a Public Street or Lot Line	7.5 metres
--	------------

11.4.2.1.4 HEIGHT OF BUILDING:

Maximum	11 metres
---------	-----------

11.4.2.1.5 GROUND FLOOR AREA:

Minimum	93 m <sup>2</sup>
---------	-------------------

11.4.2.1.6 SEPARATION DISTANCES:

11.4.2.1.6.1 Front Yard from a Private Street

Minimum depth	7.5 metres from the residential front wall or garage to the curb of the private street. Front porches may project into any required front yard a maximum distance of 1.5 metres.
---------------	--

- 
- |                |   |            |
|----------------|---|------------|
| 11.4.2.1.6.2   | <b><u>Distance between Detached Single-Family Dwelling Houses</u></b>   |            |
| 11.4.2.1.6.2.1 | Minimum width between<br>side external walls with habitable rooms   | 3.0 metres |
| 11.4.2.1.6.2.2 | Minimum width between<br>side external walls with non-habitable rooms   | 2.4 metres |
| 11.4.2.1.6.2.3 | Minimum depth between<br>rear walls with habitable rooms  | 15 metres  |
| 11.4.2.1.6.2.4 | Minimum depth between rear wall with<br>habitable rooms and rear wall of unassociated<br>detached garage  | 8.7 metres |
| 11.4.2.1.6.2.5 | Minimum depth between rear walls of<br>detached garages   | 2.4 metres |
| 11.4.2.1.7     | <b>OFF-STREET PARKING:</b><br><br>Notwithstanding any provisions of By-Law Number 466-82 to the contrary,<br>a minimum of 2 parking spaces shall be provided for each single-family<br>detached dwelling house.   |            |
| 11.4.2.1.8     | <b>PARKING, ACCESSORY BUILDINGS, ETC.:</b><br><br>In accordance with the provisions of Section 6 hereof.  |            |
| 11.4.2.2       | <b><u>NON-RESIDENTIAL USES</u></b>  |            |
| 11.4.2.2.1     | <b>DEFINITION OF A RECREATION CENTRE:</b><br><br>For the purposes of this By-Law, a Recreation Centre means a building<br>designed as a place of assembly for such purposes as civic, educational,<br>political, and religious meetings, social events, banquet hall, private club,<br>and including but not limited to recreational facilities such as tennis,<br>badminton and shuffleboard courts. In addition, a recreation centre may<br>include a communal mailbox and a medical practitioner's office. |            |
| 11.4.2.2.2     | <b>ALL YARDS:</b><br><br>Minimum depth from a Public Street or Lot Line   | 7.5 metres |

11.4.2.2.3 HEIGHT OF BUILDING:

Maximum 11 metres

11.4.2.2.4 PARKING:

11.4.2.2.4.1 Recreation Centre

Notwithstanding any provisions of By-Law Number 466-82 to the contrary, a minimum of 1 parking space per 26 m<sup>2</sup> of interior floor area shall be provided for the Recreation Centre use.

11.4.2.2.4.2 Recreation Vehicle Parking Area

Notwithstanding any provisions of By-Law Number 466-82 to the contrary, a parking area shall be provided for the storage of recreation vehicles.

11.4.2.2.5 PARKING, ACCESSORY BUILDINGS, ETC.:

In accordance with the provisions of Section 6 hereof.

11.4.3 SPECIAL PROVISIONS

11.4.3.1 LOCATION: PART LOT 17, CONCESSION 13 (BLENHEIM),  
PLATTSVILLE. R1A (LAND LEASE)(H)

11.4.3.1.1 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any R1A(H) Zone use any lot, or erect, alter or use any building or structure for any purpose except the following, until such time as the holding symbol (H) is removed:

an existing use, existing at the time of the passing of this By-Law;  
a farm, excluding the keeping of any livestock.

11.4.3.1.2 Notwithstanding any provisions of By-Law Number 466-82 to the contrary, no person shall within any R1A(H) Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

11.4.3.1.2.1 REMOVAL OF HOLDING SYMBOL (H):

Development for any use in Section 11.4.1 shall be permitted when the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, and removal of the holding symbol (H) will occur at such time as:


- the County of Oxford Public Works Department is satisfied that adequate sanitary and water services will be available to service the development at such time as construction contracts are let for the expansion of sanitary facilities, and,
- financial arrangements satisfactory to the County of Oxford have been made by the developer relative to the costs associated with the sanitary and water services capacity increase.

11.4.3.1.2.2 That all the provisions of the R1A Zone in Section 11.4.2 to By-Law Number 466-82, as amended, shall apply, and further that all other provisions of By-Law Number 466-82, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 2nd day of December 1998.

READ a third time and finally passed this 2nd day of December 1998.

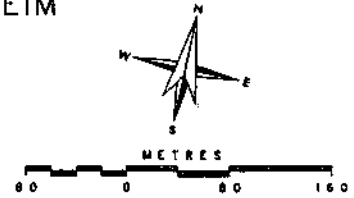
  
Donald S. Woolcott  
Mayor

(SEAL)

  
Keith Reibling  
Clerk

TO BY-LAW No. 1243-98

TOWNSHIP OF BLANDFORD-BLENHEIM



34.28  
N15-15-09W

61.48  
N15-50-29W

N78-36-19E 491.34

N78-19-10E 91.47

LOT

20.14  
N51-55-42W

25.50  
N83-38-14W

24.02  
N48-49-09W

48.64  
N59-58-04W

146.50  
N55-15-00W

22.47  
N51-19-50W

22.87  
N40-52-22W

28.89  
N25-35-36W

116-09-44W

205.00

4 BLOCK

14

78

N77-37-40E 186.69

N16-10-08W 105.77

HOFSTETTER ROAD 649.14

FENNEL STREET

MILL STREET

WALTER ST

ALBERT STREET

COUNTY ROAD 8



1098  
LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Donald S. Woolcott*  
Donald S. Woolcott MAYOR

*Keith Reibling*  
Keith Reibling CLERK

ZON 1-391

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1243-98

EXPLANATORY NOTE

The purpose of By-Law Number 1243-98 is to rezone property located west of Hofstetter Road, north of Albert Street, in the Village of Plattsville, comprising Part Lot 17, Concession 13 (Blenheim), and Part of Block 78 on Plan 41M-141, in the Township of Blandford-Blenheim from Restricted Agricultural (A1) and Special Institutional (I-3) to Residential Type 1A (R1A) (Land Lease)(H) to permit the development of the 15.9 hectare (39.4 acre) parcel of land for a land-lease adult lifestyle residential community. The By-law permits a maximum of 185 single detached dwellings, on private streets, with access onto Hofstetter Road. A recreation centre, including facilities such as meeting rooms, a banquet hall, tennis and shuffleboard courts, a communal mailbox and medical practitioner's office, is also permitted.

The By-law places the subject property in a Holding (H) category, which restricts the interim use of the property to existing uses and a farm, excluding the keeping of any livestock. Development of the property will be permitted when the County of Oxford is satisfied that adequate sanitary sewer and water services are available to service the development, financial arrangements have been made relative to the costs for the sanitary and water capacity increase and the Holding symbol has been removed. The subject property is currently owned by Kubassek Holdings Limited.

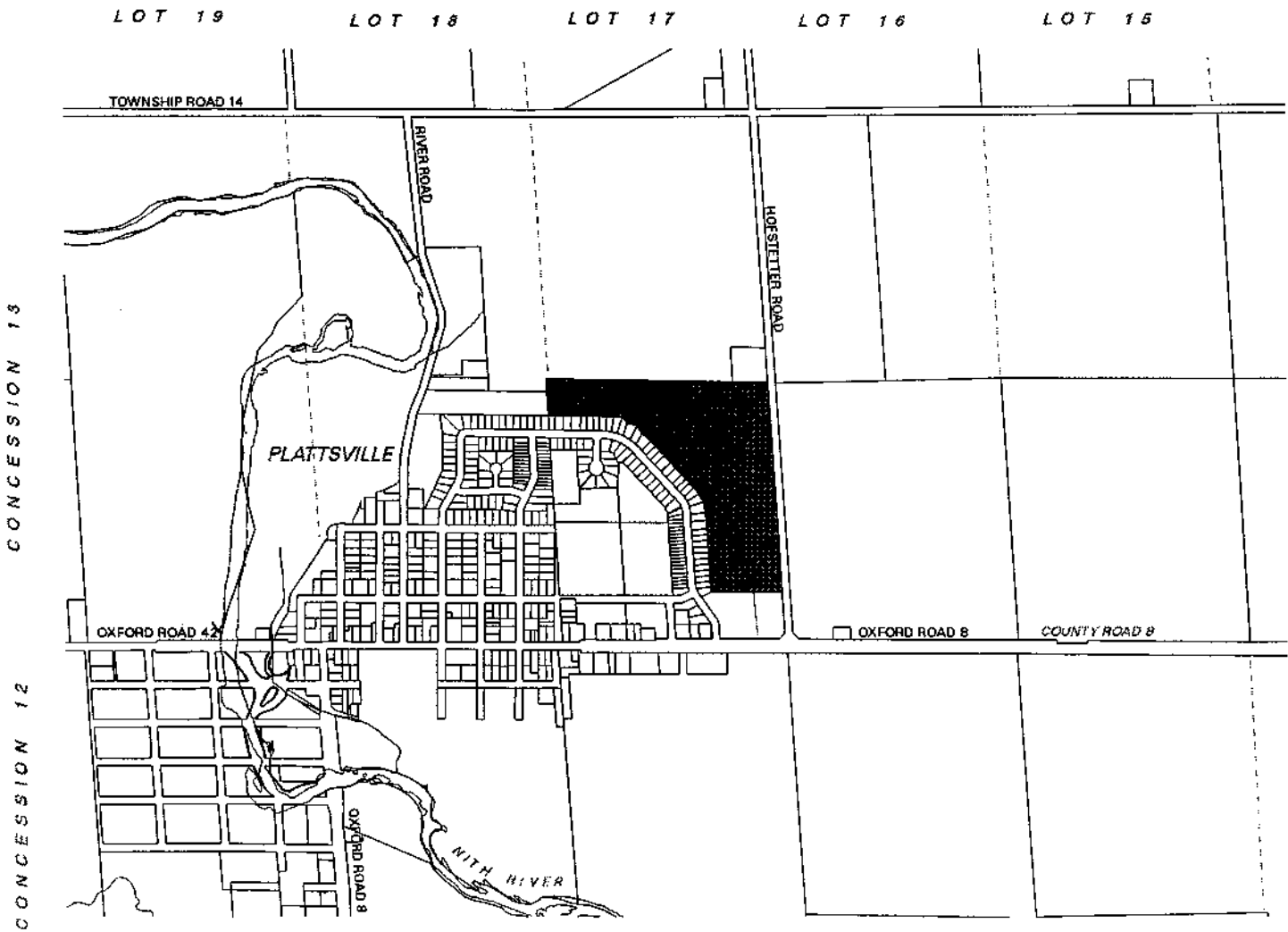
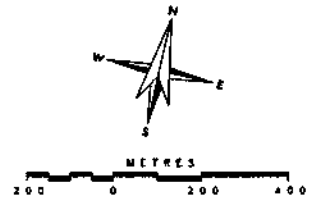
The Municipal Council, after conducting the public hearing necessary to consider any comments to the proposed change in zone designation, approved By-Law Number 1243-98. The public hearing was held on November 4, 1998.

Any person wishing further information relative to Zoning By-Law Number 1243-98 may contact the undersigned.

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
DRUMBO, Ontario  
N0J 1G0

Telephone: 463-5347

# KEY MAP



LANDS TO WHICH BYLAW **1243-98** APPLIES



© 1999  
LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1244-98

A By-Law to designate certain lands within the Township of Blandford-Blenheim as a Site Plan Control Area.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM enacts as follows:

1. That the lands described as 'Lands Designated under Site Plan Control' on the attached Schedule "A" which forms part of this by-law, are hereby designated as a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this    2nd    day of        **December**        , 1998.

READ a third time and finally passed this    2nd        day of        **December**        , 1998.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

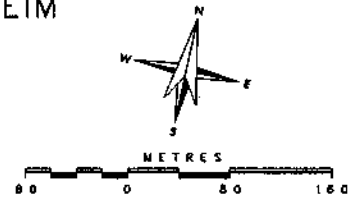
  
Donald S. Woolcott                      Mayor

(Seal)

  
Keith Reibling                              Clerk

TO BY-LAW No. 1244-98

TOWNSHIP OF BLANDFORD-BLENHEIM



34.28  
N15-15-09W

61.48  
N15-50-29W

N78-36-19E 491.34

N78-19-10E 91.47

LOT

20.14

N51-55-42W

25.50

N83-38-14W

24.02

N48-49-09W

48.64

N59-58-04W

146.50

N55-15-00W

22.47

N51-19-50W

22.87

N40-52-22W

28.89

N25-35-36W

N16-09-44W

205.00

BLOCK 4

N77-37-40E 186.69

N16-10-08W 105.77

649.14

HOFSTETTER ROAD

FENNEL STREET

MILL STREET

WALTER ST

ALBERT STREET

COUNTY ROAD 8

THIS IS SCHEDULE "A"

TO BY-LAW No. 1244-98, PASSED  
THE 2nd DAY OF December, 1998



NOTE: ALL DIMENSIONS IN METRES



© 1999  
LAND RELATED INFORMATION SYSTEM  
COUNTY OF OXFORD

*Robert J. Hoover*  
MAYOR

*Keith Reibling*  
CLERK

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1245-98

Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Sim Drain 1997.

**WHEREAS** By-law Number 1153-97 enacted the 3<sup>rd</sup> day of September, 1997, provided for the construction of the Sim Drain 1997, based on the estimates contained in a drainage report dated June, 1997, as submitted by Rob Walton, P.Eng., from the firm of R.J. Burnside & Associates Limited.

The Drainage Works were completed as per the Engineer's Report, and the actual costs incurred to construct the Drainage Works was \$108,519.80. The Engineer's Estimated Costs for constructing the drain was \$113,000.00, including Special assessments of \$23,600.00 Interprovincial Pipeline and \$4,350.00 for Township Roads for a Net Estimated Cost of \$85,050.00. The Special assessment for IPL was amended to \$10,900.00 to reflect the scope of the work IPL was prepared to do.

The Actual Costs for the Special Assessments was \$8,852.50 for Interprovincial Pipeline, and \$2,200.00 for the Township Roads, reducing the net actual costs to \$97,467.30 for pro-rata purposes. The Actual Cost to construct the Drainage Works was over the Estimated Costs by a sum of \$12,417.30 or 114.6% of the Engineer's Estimate.

The Drainage Act, R.S.O. 1990, Section 62 and amendments thereto, empowers Council to amend assessment schedules to provide proper contributions towards the drainage works based on actual costs on a pro-rata basis according to the assessments in the original estimate.

**THEREFORE**, Be it Enacted by the Municipal Council of The Corporation of the Township of Blandford-Blenheim:

1. The Assessments listed in the Actual Cost column shall be levied and assessed against the appropriate lands and roads.

TOWNSHIP OF BLANDFORD-BLENHEIM

CONCESSION	PARCEL OF LAND OR PART THEREOF	ESTIMATED TOTAL AMOUNT ASSESSED	ACTUAL COSTS
9	S.Pt. Lot 4 (Maurice VanBoekel)	\$ 7,033.00	\$ 8,059.82
9	S.Pt. Lot 5 (Harold Ziegler)	12,279.00	14,071.73
9	S.Pt. Lot 6 (Elizabeth Sebok)	871.00	998.17
9	N.Pt. Lot 4 (Robert & Jean Habel)	30,551.00	35,011.45
9	N.Pt. Lot 4 (Raymond & Jacqueline Guenther)	8,461.00	9,696.31
9	N.Pt. Lot 5 (Harold Ziegler)	3,414.00	3,912.44
10	S.Pt. Lot 4 (Robert & Jean Habel)	8,912.00	10,213.15
10	S.Pt. Lot 5 (Gee's Farms Ltd.)	2,619.00	3,001.37
9	Lot 3 (Donfer Farms Ltd.)	2,010.00	2,303.46

By-law Number **1245-98** Cont'd.

CONCESSION	PARCEL OF LAND OR PART THEREOF	ESTIMATED TOTAL AMOUNT ASSESSED	ACTUAL COSTS
10	S. Pt. Lot 4 (Union Gas Ltd.)	2,405.00	2,756.13
	Interprovincial Pipeline Inc. (Special Assmt.)	23,600.00	8,852.50
	Lands of County (S. Pt. Lot 5, Conc. 9)	<u>2,305.00</u>	<u>2,641.53</u>
	SUB-TOTAL	\$104,460.00	\$101,518.06
	Township Road 9	106.00	121.48
	Township Road 10 (Special Assessment)	<u>8,434.00</u>	<u>6,880.26</u>
	<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>	<b><u>\$113,000.00</u></b>	<b><u>\$108,519.80</u></b>

2. The appropriate grants and allowances shall be deducted from the actual costs before sending the NET ASSESSMENT to the individual property owners.

By-law **READ** a **FIRST** and **SECOND** time this 16<sup>th</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of December, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk/Administrator.

<div>FOR OFFICE USE ONLY</div> <div>428578</div> <div>Number CERTIFICATE OF REGISTRATION REGISTERED</div> <div>1998 12 17</div> <div>at 13.17 Land Registry Office No. 41</div> <div><i>M. Z. Reibling</i> Land Registrar</div> <div>New Property Identifiers</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Executions</div> <div>Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 3 pages		
	(3) Property Identifier(s) Part of 00292 0039		Block Property Additional: See Schedule <input type="checkbox"/>		
	(4) Nature of Document By-law Number 1246-98				
	(5) Consideration Four Thousand, Three Hundred and Fifty-Six---- Dollars \$ 4,356.00				
	(6) Description In the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford being composed of a portion of original road allowance known as Mary Street according to Registered Plan No. 99, designated as PART 4 on Reference Plan 41R-5278.				
	(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		
			(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		
(8) This Document provides as follows:  See By-law attached.  <div>Continued on Schedule <input type="checkbox"/></div>					
(9) This Document relates to instrument number(s) The Corporation of the Township of Blandford-Blenheim By-law Number 1246-98.					
(10) Party(ies) (Set out Status or Interest)					
Name(s)		Signature(s)		Date of Signature Y M D	
THE CORPORATION OF THE TOWNSHIP					
OF BLANDFORD-BLENHEIM					
by its Clerk-Administrator Keith Reibling		<i>Keith Reibling</i>		1998 12 16	
(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0					
(12) Party(ies) (Set out Status or Interest)					
Name(s)		Signature(s)		Date of Signature Y M D	
(13) Address for Service					
(14) Municipal Address of Property 78 Main Street South, Princeton, Ontario. N0J 1V0					
(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford- Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0					
FOR OFFICE USE ONLY					
				Fees and Tax	
				Registration Fee	
				Total	
				50	

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 1246-98

Being a By-law to provide for the sale of a portion of Mary Street, according to Registered Plan 99, in Princeton to Thomas and Silvia Plue.

**WHEREAS** the Councils of every municipality are authorized by Section 315 of the Municipal Act, R.S.O. 1990, Chapter M.45, and amendments thereto, to pass by-laws for authorizing the sale of a closed highway to abutting owners.

**AND WHEREAS** Mary Street according to Registered Plan No. 99 was stopped up and closed by By-law Number 1241-98, registered as Instrument Number 428182 on December 2<sup>nd</sup>, 1998, in the Land Registry Office (No. 41) for Oxford.

**AND WHEREAS** Mr. Thomas Plue, in a letter to Council dated September 29<sup>th</sup>, 1998, indicated his desire to purchase a portion of Mary Street, more particularly described as PART 4 of Reference Plan 41R-5278.

**AND WHEREAS** the Plue property abuts a portion of the said road allowance, more particularly described as Part 4 of Reference Plan 41R-5278, and they are therefore entitled to acquire the said lands in accordance with provisions contained in the Municipal Act.

**AND WHEREAS** the said lands and premises being composed of a portion of original road allowance known as Mary Street according to Registered Plan No. 99, in Princeton, more particularly described as Part 4 of Reference Plan 41-5278 is not required by the Township of Blandford-Blenheim.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the value of the lands zoned Residential Type 1 (R1) be established at the base minimum price of \$.50 per square foot for the 8,712 square foot (.20 acre) portion of Mary Street, more particularly described as Part 4 of Reference Plan 41R-5278.
2. That the lands lying and being in the Township of Blandford-Blenheim, formerly Blenheim, in the County of Oxford, and being composed of a portion of original road allowance known as Mary Street, according to Registered Plan No. 99, more particularly described as follows:

PART 4 of Reference Plan 41R-5278, be sold by the Township of Blandford-Blenheim to Thomas and Silvia Plue for the sum of Four Thousand, Three Hundred and Fifty-Six (\$4,356.00) DOLLARS.
3. That the legal and administrative costs associated with the transfer of lands shall be borne by Thomas and Silvia Plue.

By-law Number 1246-98 Cont'd.

4. The Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim, be and they are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance to the said lands and premises referred to in Section 2.

By-law **READ** a **FIRST** and **SECOND** time this 16<sup>th</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of December, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator

<div>FOR OFFICE USE ONLY</div> <div>428580 Number CERTIFICATE OF REGISTRATION REGISTERED 1998 12 17 at 1322 Land Registry Office No. 41 <i>M. L. Green</i> Land Registrar</div> <div>New Property Identifiers Additional: See Schedule <input type="checkbox"/></div> <div>Executions Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 4 pages		
	(3) Property Identifier(s) A11 of 00270 0059		Block Property Additional: See Schedule <input type="checkbox"/>		
	(4) Nature of Document By-law Number 1247-98				
	(5) Consideration n/a----- Dollars \$				
	(6) Description In the Township of Blandford-Blenheim (former Township of Blandford), in the County of Oxford being composed of a portion of original road allowance known as King Street, Part of Lots 5, 11 and 12 according to Registered Plan 163, and Part of Lot 6, Concession 12, designated as PARTS 2, 3, 4, 5 and 7 on Reference Plan 41R-6283.				
	(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	
	(8) This Document provides as follows: See Township of Blandford-Blenheim By-law Number 1247-98 attached. Additional Property Identifiers: Part of 00261 0020 Part of 00270 0054 Part of 00270 0057 <div>Continued on Schedule <input type="checkbox"/></div>				
(9) This Document relates to instrument number(s) The Corporation of the Township of Blandford-Blenheim By-law Number 1247-98.					
(10) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature Y M D THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM by its Clerk-Administrator Keith Reibling <i>Keith Reibling</i> 1998 12 16					
(11) Address for Service 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0					
(12) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature Y M D					
(13) Address for Service					
(14) Municipal Address of Property n/a		(15) Document Prepared by: Keith Reibling, Clerk-Administrator, Township of Blandford-Blenheim, 47 Wilmot Street South, Drumbo, Ontario. N0J 1G0			
<div>FOR OFFICE USE ONLY</div>		Fees and Tax			
		Registration Fee			
		Total		50	



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1247-98

Being a By-law to provide for the sale of a portion of King Street and the former railway depot lands, and the acquisition and naming of lands to be used for a widening of the Blandford Road in Upper Ratho.

**WHEREAS** the Municipal Act, R.S.O. 190, Chapter M.45, Section 210, Subsection 111, provides the authority for Council to pass a by-law for the marking of boundary lines of highways and giving names to same.

**AND WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 259, and amendments thereto, provides the authority for Council to pass a by-law for acquiring or for assuming a highway.

**AND WHEREAS** the Municipal Act, R.S.O. 1990, Chapter M.45, Section 297, Subsection (1) (b), and amendments thereto, provides the authority for the Councils of every municipality to pass by-laws for widening, altering and diverting any highway or part of a highway.

**AND WHEREAS** the Councils of every municipality are authorized by Section 315 of the Municipal Act, R.S.O. 1990, Chapter M.45, and amendments thereto, to pass by-laws for authorizing the sale of a closed highway to abutting owners.

**AND WHEREAS** King Street according to Registered Plan No. 163 was stopped up and closed by By-law Number 1242-98, registered as Instrument Number 428181 on December 2<sup>nd</sup>, 1998, in the Land Registry Office (No. 41) for Oxford.

**AND WHEREAS** Mr. Ulrich Roetsch, Solicitor for Mr. and Mrs. Gary Braniff, in a letter to Council dated April 9<sup>th</sup>, 1998, indicated his client's desire to purchase the former railway depot lands in Upper Ratho, more particularly described as PART 1 of Reference Plan 41R-3249.

**AND WHEREAS** Council, at their May 6<sup>th</sup>, 1998 enacted Resolution Number 24 declaring the lands more particularly described as Part 1 of Reference Plan 41R-3249 as surplus real property as well as indicating their desire to improve the width of the east-west portion of the Blandford Road.

**AND WHEREAS** Gary and Cheryl Braniff and Calhaven Farms Limited agreed to purchase the former railway depot lands from the municipality and Clayton and Marilyn Stere and Gary and Cheryl Braniff agreed to transfer lands to the municipality to improve the width of the Blandford Road.

**AND WHEREAS** Gary and Cheryl Braniff, in a letter to Council dated September 29<sup>th</sup>, 1998, indicated their desire to purchase a portion of King Street, more particularly described as PART 7 of Reference Plan 41R-6283.

**AND WHEREAS** the Braniff property is the only lands that abut a portion of the said road allowance, more particularly described as Part 7 of Reference Plan 41R-6283, and they are therefore entitled to acquire the said lands in accordance with provisions contained in the Municipal Act.

By-law Number **1247-98** Cont'd.

**AND WHEREAS** the said lands and premises being composed of a portion of original road allowance known as King Street according to Registered Plan No. 163, in Upper Ratho, more particularly described as Part 7 of Reference Plan 41-6283, as well as the railway depot lands, more particularly described as Parts 2 and 3 of Reference Plan 41R-6283, are not required by the Township of Blandford-Blenheim.

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

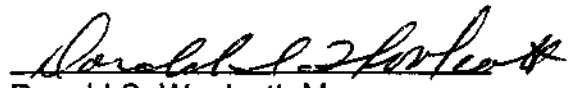
1. That the value of the lands zoned General Agricultural (A2) be established at the base minimum price of \$.05 per square foot effecting Parts 2, 3, and 7, and that the value of the lands zoned Residential Existing (RE) be established at the base minimum price of \$.50 per square foot effecting Parts 4 and 5, all in accordance with Reference Plan 41R-6283.
2. That the lands lying and being in the Township of Blandford-Blenheim, formerly Blenheim, in the County of Oxford, and being composed of  
PART 2 of Reference Plan 41R-6283, be sold by the Township of Blandford-Blenheim to Gary and Cheryl Braniff for the sum of Four Thousand and Sixty-Three (\$4,063.00) Dollars and;  
PART 3 of Reference Plan 41R-6283, be sold by the Township of Blandford-Blenheim to Calhaven Farms Limited for the sum of One Thousand and Two (\$1,002.00) Dollars and;  
PART 7 of Reference Plan 41R-6283 (Portion of King Street), be sold by the Township of Blandford-Blenheim to Gary and Cheryl Braniff for the sum of Fifty-Two (\$52.00) Dollars.
3. The Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim are hereby authorized to purchase the following lands in conjunction with the widening of the Blandford Road:  
PART 4 of Reference Plan 41R-6283, be purchased by the Township of Blandford-Blenheim from Gary and Cheryl Braniff for the sum of Four Thousand, Three Hundred and Fifteen (\$4,315.00) Dollars and;  
PART 5 of Reference Plan 41R-6283, be purchased by the Township of Blandford-Blenheim from Clayton and Marilyn Stere for the sum of Two Hundred and Fifty-Five (\$255.00) Dollars.
4. That the legal and administrative costs associated with the transfer of lands shall be borne pro-rata between all benefitting parties.
5. The Mayor and Clerk-Administrator of the Corporation of the Township of Blandford-Blenheim, be and they are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance to the said lands and premises referred to in Section 2.

By-law Number 1247-98 Cont'd.

6. That Council accepts the parcels of land described as PARTS 4, 5 and 6, according to Reference Plan 41R-6283, hereto located in the Township of Blandford-Blenheim (former Blandford) in the County of Oxford as a municipal highway, for the use and benefit of the public.
7. That the parcel of land described as PARTS 4, 5 and 6, according to Reference Plan 41R-6283, shall be named Blandford Road.

By-law **READ** a **FIRST** and **SECOND** time this 16<sup>th</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of December, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk/Administrator

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1248-98

Being a By-law to amend the assessment schedules based on actual costs incurred for constructing Phase I of the Henderson Drain 1998.

**WHEREAS** By-law Number 1202-98 enacted the 20<sup>th</sup> day of May, 1998, provided for the construction of the Henderson Drain 1998, based on the estimates contained in a drainage report dated March, 1998, as submitted by Rob Walton, P.Eng., from the firm of R.J. Burnside & Associates Limited.

The Drainage Works were completed as per the Engineer's Report, and the actual costs incurred to construct the Drainage Works was \$50,672.74. The Engineer's Estimated Costs for constructing the drain was \$54,900.00, including Special assessments of \$3,200.00 for Township Roads for a Net Estimated Cost of \$58,100.00.

The Actual Costs for the Special Assessment was \$3,155.00 for the Township Roads, reducing the net actual costs to \$53,827.74 for pro-rata purposes. The Actual Cost to construct the Drainage Works was under the Estimated Costs by a sum of \$4,272.26 or 92.3% of the Engineer's Estimate.

The Drainage Act, R.S.O. 1990, Section 62 and amendments thereto, empowers Council to amend assessment schedules to provide proper contributions towards the drainage works based on actual costs on a pro-rata basis according to the assessments in the original estimate.

**THEREFORE**, Be it Enacted by the Municipal Council of The Corporation of the Township of Blandford-Blenheim:

1. The Assessments listed in the Actual Cost column shall be levied and assessed against the appropriate lands and roads.

TOWNSHIP OF BLANDFORD-BLENHEIM  
PHASE I

CONCESSION	PARCEL OF LAND OR PART THEREOF	ESTIMATED TOTAL AMOUNT ASSESSED	ACTUAL COSTS
13	N. Pt. Lot 4 (William & Joyce Murray)	\$ 10,862.00	\$10,025.63
13	N. Pt. Lot 4 (Jack & Aline Irvine)	3,787.00	3,495.41
14	S. Pt. Lot 4 (John & George McCartney)	1,863.00	1,719.55
13	N. Pt. Lot 2 (William DeRus & Carolyn Brooks)	385.00	355.36
13	N. Pt. Lot 3 (Steven & Jennifer Henderson)	10,148.00	9,366.61
14	S. Pt. Lot 2 (Arne & Solvieg Bjerre)	745.00	687.64
14	S. Pt. Lot 3 (Armin & Nancy Kowitz)	20,712.00	19,117.18
14	N. Pt. Lot 2 (James & Mildred Evans)	43.00	39.69
14	NE. Pt. L. 3 (Oliver & Norma Facey)	1,676.00	1,546.95
14	N. Pt. Lot 3 & 4 (Timothy & Anne Facey)	<u>1,076.00</u>	<u>993.15</u>
SUB-TOTAL		\$51,297.00	\$47,347.17

By-law Number **1248-98** Cont'd.

PHASE I cont'd.

Roads of Municipality	3,603.00	3,325.57
Roads of Municipality - Special Assessment	<u>3,200.00</u>	<u>3,155.00</u>

<b>TOTAL ASSESSMENT - TOWNSHIP OF BLANDFORD-BLENHEIM</b>	<b><u>\$58,100.00</u></b>	<b><u>\$ 53,827.74</u></b>
--	---------------------------	----------------------------

2. The appropriate grants and allowances shall be deducted from the actual costs before sending the NET ASSESSMENT to the individual property owners.

3.  
By-law **READ** a **FIRST** and **SECOND** time this 16<sup>th</sup> day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16<sup>th</sup> day of December, 1998.



Donald S. Woolcott, Mayor

(SEAL)



Keith Reibling, Clerk-Administrator.

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1249-98

Being a By-law to authorize the execution of a consent agreement between The Corporation of the Township of Blandford-Blenheim and Armin and Nancy Kowitz.

**WHEREAS** the Planning Act, R.S.O. 1990, Chapter P.13, Section 53, allows the granting of a consent by County Council with respect to lands and imposing of conditions.

**AND WHEREAS** the County of Oxford Land Division Committee, regarding Application Number B-53/98 has granted a severance subject to conditions being fulfilled to the Township's satisfaction for development of the newly created lot.

**AND WHEREAS** Township Council deems it desirable to enter into an Agreement with the developer to effect proper development of One (1) residential lot, being composed of Part of Lot 12, Concession 13 (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-6300.

**NOW THEREFORE**, the Municipal Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That the Mayor and Clerk-Administrator be authorized and they are hereby instructed to execute on behalf of The Corporation of the Township of Blandford-Blenheim a Consent Agreement dated December 16th, 1998, for developing lands, being composed of Part of Lot 12, Concession 13 (former Blenheim), more particularly described as Part 1 on Reference Plan 41R-6300, between Armin and Nancy Kowitz and the Corporation of the Township of Blandford-Blenheim.

By-law **READ** a **FIRST** and **SECOND** time this 16th day of December, 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16th day of December, 1998.

(SEAL)

  
Donald S. Woolcott, Mayor

  
Keith Reibling, Clerk-Administrator

<p style="text-align: center; font-size: 1.2em;">Number <b>428577</b></p> <p style="text-align: center;"><b>CERTIFICATE OF REGISTRATION</b> REGISTERED</p> <p style="text-align: center; font-size: 1.2em;">1998 12 17</p> <p>at...<i>3112</i>... Land Registry <i>M. X. K.</i> Office No. 41 Land Registrar</p> <p>New Property Identifiers <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p> <p>Executions <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 13 pages		
	(3) Property Identifier(s) Block Property		Additional: See Schedule <input type="checkbox"/>		
	(4) Nature of Document Consent Agreement Registered pursuant to Sections 51(6) and 53(2) of the Planning Act, R.S.O. 1990.				
	(5) Consideration  -----nil----- Dollars \$				
	(6) Description In the former Township of Blenheim, now in the Township of Blandford-Blenheim, in the County of Oxford, being composed of Part of Lot 12, Concession 13 (Blenheim), described as PART 1 on Reference Plan 41R-6300.				
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

(8) This Document provides as follows:

See Attached Consent Agreement.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWNSHIP

OF BLANDFORD-BLENHEIM (the "Township")

by its Clerk-Administrator Keith Reibling

*Keith Reibling*

1998 12 16

(11) Address  
for Service

47 Wilmot Street South, DRUMBO, Ontario.

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

ARMIN & NANCY KOWITZ

(13) Address  
for Service

R.R.#1, BRIGHT, Ontario. NOJ 1B0

(14) Municipal Address of Property

R.R.#4,  
BRIGHT, Ontario.  
NOJ 1B0

(15) Document Prepared by:

Keith Reibling,  
Clerk-Administrator,  
Township of Blandford-  
Blenheim,  
P.O. Box 100, 47 Wilmot St.  
DRUMBO, Ontario.  
NOJ 1G0

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

50

**CONSENT AGREEMENT**  
**KOWITZ SEVERANCE (1998)**  
**PART OF LOT 12, CONCESSION 13,**  
**TOWNSHIP OF BLANDFORD-BLENHEIM**  
**(Formerly Township of Blenheim)**

THIS AGREEMENT made on the 16th day of December, 1998

BETWEEN:

ARMIN AND NANCY KOWITZ

Hereinafter called the "Owner"  
OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

Hereinafter called the "Township"  
OF THE SECOND PART.

WHEREAS the Owner represents that he is the registered owner of those lands and premises in the Township of Blandford-Blenheim described in Schedule "A" attached hereto and hereafter called the Said Lands;

AND WHEREAS the Owner has applied to the County of Oxford Land Division Committee for the approval of consents to sever with respect to the said lands that will create one new building lot along the north side of County Road 8 (Washington), hereinafter called the new building lot;

AND WHEREAS the County of Oxford Land Division Committee (Application Number B53/98) has granted the severance subject to conditions being fulfilled to the Township's satisfaction as per their decision dated August 6, 1998, a copy of which is attached hereto as Schedule B;

AND WHEREAS the Township may enter into one or more agreements with an Owner as a condition to the granting of a severance in accordance with Section 53 of the Planning Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is acknowledged), the Owner and Township hereby covenant, promise and agree with each other as follows:

1. GENERAL

1.1 Deposit

The Owner shall deposit the sum of One Thousand Dollars (\$1,000) per new building lot created in the form of cash or certified cheque with the Township as soon as he wishes negotiations to attend to this agreement, the services and lot construction to commence. This deposit shall be used as a security for expenses of the Township.



The Owner shall provide additional sums as necessary with the Township as the work continues and as accounts are paid, and if this security is drawn on, to ensure that a minimum deposit of One Thousand Dollars (\$1,000) per new building lot is always on hand with the Township until this agreement is released. This deposit when released shall be payable to the owners of the new building lots created. The deposit may be reduced prior to being released in accordance with other sections of this agreement.

**1.2 All work to conform to approved plan**

The Owner agrees to undertake all development and construction of all structures and services in accordance with the approved plan required by, and in accordance with the sections of, this agreement. All approved plans are to be initialled by the Township Engineer.

**1.3 Construction Within County Right-of-Way**

Work done within the road right-of-way by either the owner or lot purchaser shall be done to the County of Oxford's satisfaction.

**1.4 Owner to notify lot purchaser of his obligations**

The Owner agrees to notify each lot purchaser of his obligations of construction re the new building lots in accordance with the approved plan. The Owner agrees to provide free of charge to any lot purchaser a copy of this agreement as registered, a copy of the approved plan, a notice that this agreement is registered against the lot acquired, and a written notice that the lot purchaser is required to comply with all applicable sections of this agreement.

**1.5 Owner to employ Engineer for design**

The Owner or Lot purchasers shall employ a competent engineer registered by the Professional Engineers of Ontario to prepare an approved plan for the lot showing the grading and drainage, the driveway and boulevard work, the location of the well and the location of the septic tile bed and 100% reserve area. This shall be done in conjunction with the Township Engineer preparing the agreement.

The Owner or Lot purchaser may retain the Township Engineer to undertake the above or he may retain another qualified Professional Engineer in which case the Township Engineer shall review the approved plan, specifications, work, etc. of this Engineer.

**1.6 Other Work**

If at any time during the construction for the new building lot it should become evident that other work is necessary to provide adequately any of the required services, the Owner shall construct, install or perform such additional works at the request of the Township.

**1.7 Liability**

Until the Council of the Township shall have accepted all the work with respect to the new building lots, as evidenced by the Engineer's Certificate of Lot Grading of Section 15, the Owner and/or the Lot Purchasers of the new lots agree to indemnify and save harmless the Township against all actions, causes of action, suits, claims, and demands whatsoever which may arise either directly or indirectly by reason of the Owner or Lot Purchasers undertaking this development, or from any part or omission by the Owner or Lot Purchasers, his agents, servants or contractors in the performance of any matter or thing in this Agreement.

**1.8 Intent**

Each of the parties agrees to do all acts, within its power, necessary or proper to be done by it to carry out the intention of this Agreement which is to secure a development of good quality and free from drainage and other functional problems.

## 2. DRAINAGE ACT MATTERS

### 2.1 Existing Drain

The owner acknowledges that the subject lot is within the watershed of the Pinder Drain and the drain could have an affect on said lot. The existing road crossing limits the amount of surface waters crossing under the County Road. As such, the subject lot could be partially flooded to the elevation of the low wall of the ditch inlet catchbasin. Therefore, any construction on said lot shall be set at an elevation above the inlet of the DICB. Filling of the lot to construct the septic tile field should not have an effect on the storage area. However, if the reserve tile field is required in the future, further work may be required on the Pinder Drain

### 2.2 Engineer's Report on Maintenance of Existing Drain

The Owner agrees to pay the cost of \$300 for a new report pursuant to Section 65 of the Drainage Act to reapportion assessments for maintenance of the Pinder Drain.

### 2.3 Advising Lot Purchasers of Obligations Relating to the Drainage Act

The Owner agrees to notify the lot purchaser(s) of its obligations with respect to any existing or future Engineer's Reports pursuant to the Drainage Act. The Owner and lot purchaser acknowledge that if drainage problems should result a future drain may be required and that assessments of cost may be made to them if the drain proceeds.

## 3. OTHER DRAINAGE MATTERS

### 3.1 Grading of Lot (To Provide Proper Drainage)

The Owner agrees to grade the new building lot as shown on the approved plan, and/or to notify the lot purchaser of their obligations in implementing, or permitting by others in case of default, the grading on the lot as per the approved plan.

## 4. DRIVEWAY

### 4.1 General

The Owner agrees to notify each lot purchaser of his obligation to construct a driveway from the travelled portion of the road to the front line of the lot. The driveway shall consist of a granular surface.

### 4.2 Permits

The Owner shall advise each lot purchaser that it is his responsibility to obtain any required permit for driveway construction from the affected road authority and pay the required fee.

### 4.3 Specifications

The driveways and culverts shall be constructed in accordance with the requirements of Schedule C.

## 5. HYDRO, TELEPHONE, GAS, TV CABLE SERVICES

### 5.1 General

The Owner will arrange and pay for the main lines of these services within the road allowances to be extended if required, to service the new lot. Connections from the main lines of the services into the lot will be the responsibility of the lot purchaser.

## 6. PARKLAND FEES

### 6.1 Paying into Township's Reserve Account

The Owner agrees to pay for each new building lot created, a sum of Seven Hundred Dollars (\$700) as a deposit for cash in lieu of parkland which sum is to be placed into the Township's Reserve Account for Parks and Recreation. This sum shall be payable prior to the stamping of the deed.

**7. RESPONSIBILITY FOR DAMAGE TO EXISTING ROADS**

The Township or County may hold the Owner or any lot purchaser liable for any damages to an existing road that occurs as a result of construction pursuant to this agreement. For purposes of this section, the road shall consist of the surface, any base, any curb, any utility, any sign and any other works in the boulevards.

**8. BOULEVARDS**

Upon completion of all work on the lot and in the road allowances, to a degree as required by the Township or County, the affected boulevard area shall be regraded, topsoiled and seeded. Schedule C may provide details of the work required by the lot purchaser in the boulevard.

**9 WATER SUPPLY****9.1 General**

Individual or private water supply will be the responsibility of the Owner or each Lot Purchaser.

Each well shall be constructed in accordance with Oxford County Board of Health and MOE guidelines and policies.

Although the Township is unaware of any problems with the ground water or existing wells in the area, the owner or lot purchaser is advised to ensure the availability of a potable water supply prior to any construction.

**10. SEWAGE DISPOSAL****10.1 General**

Individual or private septic systems will be the responsibility of the Owner or each Lot Purchaser.

The septic system shall be constructed in accordance with Oxford County Board of Health and MOE guidelines & policies.

**10.2 Timing**

No building permit will be issued unless the applicant has the required Certificate of Approval from the Health Unit at the time of applying for the building permit.

**11. CONSTRUCTION ON THE LOT****11.1 Work to be in Accordance with Approved Plan**

All work on the new building lot created must be in accordance with the approved plan as defined in Section 1.2.

**11.2 Lot Purchaser's Obligation to Revise Approved Plan**

The Owner agrees to prepare or to advise each lot purchaser of their obligation to prepare a site specific plan showing how the approved plan will be implemented on each lot. The site specific plan shall provide that driveways and private septic systems shall generally be in the same locations as shown on the approved plan. The site specific plan shall show top of foundation wall elevation. The site specific plan shall be prepared by someone customarily involved and experienced in such work. The Township Engineer may be retained to prepare the Site Specific Plan. The lot purchaser is responsible for implementing the site specific plan once approved.

**11.3 Approval of Revised Approved Plan Prior to Issuance of Building Permits**

The site specific plan required by Section 11.2 hereabove shall be approved by the Township Engineer prior to the issuance of a building permit.

**11.4 Deposits, Certificates of Lot Grading**

These matters shall be attended to in accordance with Section 15 hereto.

**11.5 Timing**

Acceptable lot grading must be in place on the lot within one year of occupancy of the dwelling on the lot.

**11.6 Changes**

All work on the lot is to be in accordance with the approved plan for the property subject only to such changes as are approved by the Township in writing.

**11.7 Ultimate Responsibility**

All security monies provided by the Owner or any lot purchaser pursuant to Sections 1.1 and 15.1 will only be released when satisfactory lot grading and construction on, and boulevard work for, exists re the new building lot. The Owner shall notify the lot purchaser that the Township will have the right to enter onto the lot and to complete satisfactory lot grading if necessary. When satisfactory lot grading, construction and boulevard work including the driveway exists on or by the new building lot, these securities will be released to the current owners of the building lot.

**12. TOWNSHIP'S LEGAL AND ENGINEERING SERVICES****12.1 Review of Plans, Assistance in Finalizing the Consent Agreement**

The Township Solicitor and Engineer may be directed by the Township to assist in the preparation and/or approval of plans and specifications, to participate in any reviews, meetings, negotiations and/or servicing to finalize this Consent Agreement and to participate in, review and/or approve any construction.

**12.2 Inspection of Construction by Township Engineer**

Where directed by the Township, the Township Engineer shall inspect the installation and construction of the works (public services and work on the lot) from time to time. If the Township Engineer is not satisfied that such installation or construction is being done in accordance with the approved plan or in accordance with good engineering practice, he shall advise the Owner and/or the affected lot purchaser, plus the Township. The Township may deem that the work, if being done by others, is not proceeding in a proper manner and may stop the work and require that another Contractor be placed on the job to complete such and the costs involved shall be paid by the Owner and/or lot purchaser forthwith upon demand by the Township.

**12.3 Township Legal and Engineer's Costs**

The Owner hereby agrees to reimburse the Township for all reasonable engineering and legal costs incurred by the said Township for the preparation and supervision and enforcement of this agreement and any plans or specifications required by it, if in excess of any deposit, such payment to be made within 30 days of the delivery of demand from the Township to the Owner. The cost payable by the Owner hereunder shall not include any costs payable by any lot purchaser under Section 14 hereof. All outstanding accounts of the Township, at the time, shall be paid prior to the stamping of the deed and prior to the execution of the agreement.

**12.4 Township Engineer's Involvement with Lot Grading and Driveway Review on Behalf of the Lot Purchaser**

These services of the Township Engineer will be separate from the above and are covered in Section 15 hereto.

13. **MATTERS TO BE ATTENDED TO PRIOR TO STAMPING OF THE DEED**

Prior to the Township's stamping of the deed(s) for any new building lots created, the Owner shall:

1. Have completed the approved plan as required by Section 1.2.
2. Have paid the cost of the reapportionment report required by Section 2.1.
3. Have paid the sum for parkland fees as required by Section 6.
4. Have paid all outstanding accounts of the Township, including those required by Section 12.3.
5. Have made arrangements satisfactory to the Township to have this agreement registered against the new building lot as required by Section 17.
6. Have executed this agreement with the Township.

14. **BUILDING PERMITS**

14.1 **Building Permit Format**

Prior to applying for a building permit, the revised plan as required by Section 11.2 must be approved. A building permit format shall be used whereby the Owner or Lot Purchaser shall not receive permission to frame until the foundation has been certified. The Owner or Lot Purchaser shall have the completed foundation reviewed and certified by an Ontario Land Surveyor or a Professional Engineer and shall show such certification to the Township.

14.2 **Development Charges**

All development charges as applicable at the time must be paid prior to the issuance of a building permit.

14.3 **Other Matters to be Attended to Prior to Issuance of a Building Permit**

- a) Obtain certificate of approval from Health Unit for the private septic systems.
- b) Provide security deposit for lot grading and driveway construction.
- c) All fees, deposits, etc. required for Township's existing and future costs must be attended to.
- d) Obtain the entrance permit from the applicable authority.

15. **SECURITY DEPOSITS FOR LOT GRADING AND DRIVEWAYS**

15.1 **Amount of Security**

To ensure that the Owner, each lot purchaser or his successor constructs acceptable lot grading, boulevard and driveway work, the Township will require a security of \$2,500, cash or certified cheque, prior to issuance of a building permit. This deposit shall be returned, as also specified below, to the lot owner at the time, without interest and less the costs of the Township Engineer's involvement with revised plans, site reviews and any foundation certification works, and upon the Township Engineer's certification of lot grading and driveway construction and shall only be returned if any damages to existing services such as the roads are attended to and if all other matters required by this agreement are attended to.

15.2 **Owner of Security**

The security deposit shall be deemed to be that of the current owner of the lot regardless of who filed the deposit. Any work required will be deemed to be the responsibility of the current lot owner.

15.3 **Security to be Drawn on if Default**

If there is any default in attending to repair of damages, to construction of driveways, to finishing of boulevards or to work on the lot, the Township, to the extent necessary, may use any part of or all of the deposit to attend to such.

**15.4 Township Engineer's Costs**

Based on a one time review of the final lot grading, the estimated cost of the Township Engineer will be \$250.00. Multiple trips or revisions to plan may increase these fees.

**15.5 Release of Security**

The scheduling of the release of the \$2,500 security shall be as follows: Firstly, \$1,500 is to be released upon completion of acceptable lot grading and subject to any damages to the road and boulevard areas to that point being repaired and less the Engineer's costs. Secondly the balance, \$1,000, is to be released upon completion of the driveway and boulevard work adjacent to the driveway and subject to repairs being made and less the final Engineering costs. Completion certificates will be issued at each release of funds.

**15.6 Completion of Lot Grading**

All lot grading and boulevard work is to be attended to within one (1) year of occupancy of the lot. If the work is not attended to by this time the Township may itself enter upon the lot and complete the lot grading at the expense of the security deposit.

**15.7 Definition**

For the purposes of this agreement, lot grading shall be deemed to be acceptable when the grading (including topsoil) has been completed to the elevations shown on the approved site plan, sod has been placed or there is an established growth from seeding.

**16. DEFAULT**

In addition to any other remedy which the Township may have against the Owner or any Lot Purchaser, who for purposes of this section are both referred to as the "Owner", for breach of this Agreement, the Township, at its option and after first notifying the Owner, may:

- a) Enter onto the lands and complete any work in respect of which there has been default and collect the cost of doing so from the Owner;
- b) Make any payment which ought to have been made by the Owner and collect the amount thereof from the Owner;
- c) Do any other thing required of the Owner by this agreement and collect the cost of so doing from the Owner;
- d) Apply any deposit in the Township's possession;
- e) Refuse to issue any further building permits;
- f) In the event of default by the Owner and the Township being required to perform any of the services herein mentioned in addition to any other remedy, the Township shall have the right to recover the cost of performing such services or collection of charges due in like manner as municipal taxes under the authority of Section 326 of the Municipal Act, RSO 1990, as amended.

**17. REGISTRATION OF THIS AGREEMENT**

**17.1** The Owner and the Township agree to register or deposit this agreement in the appropriate Registry or Land Titles Office.

**17.2** It is understood and agreed that after this Agreement has been registered or deposited on title it shall not be released by the Township until all terms and conditions of the agreement have been complied with to the Township's satisfaction. At such time, the Township, upon request, shall issue a Certificate of Compliance certifying compliance with this Agreement to the time of the Certificate.

18. EASEMENTS, BLOCKS  
None are required.

19. MISCELLANEOUS

19.1 Agreement to Enure

The covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the land and shall be binding upon it and upon its heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time and shall be appurtenant to the adjoining roadways in the ownership of the Township or County.

Notwithstanding the generality of the above, each lot purchaser shall assume the applicable obligations of the Owner as they relate to work on the applicable lot and with respect to finishing of driveways and boulevards.

19.2 Variations

All work is to be in accordance with the approved plan and in accordance with the site specific plans to be prepared for each property subject only to such changes as are approved by the Township in writing. Further, the Township reserves the right to waive or rescind any term or condition contained in this agreement provided that such condition is waived or rescinded by resolution of Council.

20. ESTOPPEL

The Owner agrees to not call into question directly or indirectly in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal and the Township has hereunto affixed its Corporate Seal under the hands of its Mayor and Clerk on the day first written above.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

OWNER

*Keith Reibling*

*Armin Kowitz*  
Per Armin Kowitz

*Nancy Kowitz N.K.*  
Per Nancy Kowitz

THE CORPORATION OF THE TOWNSHIP  
OF BLANDFORD-BLENHEIM

(SEAL)

*Donald S. Woolcott*  
Mayor, Donald S. Woolcott

*Keith Reibling*  
Clerk, Keith Reibling

SCHEDULE "A"

Agreement Dated the 16th of December, 1998.

ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the Township of Blandford-Blenheim (former Township of Blenheim), in the County of Oxford, being composed of Part of Lot 12, Concession 13 and more particularly described as Part 1 on Reference Plan 41R-6300.



SCHEDULE "B"

## CONSENT CONDITIONS

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O. 1990, as amended, as it affects the property located on the:

north side of County Road 8 lying east of road allowance between lots 12 and 13, in the Hamlet of Washington

Part Lot 12, Concession 13, Township of Blandford-Blenheim, formerly Blenheim

CONDITIONS:

1. *The Lot to be severed be appropriately re-zoned.*
2. *Drainage assessment re-apportionment be undertaken pursuant to Section 65 of the Drainage Act, RSO 1990, at the applicant's expense, to the satisfaction of the Township of Blandford-Blenheim.*
3. *The applicant enter into a severance agreement with the Township of Blandford-Blenheim, for the development of the severed lot to include storm water management, lot grading, sidewalks, street lighting, and drainage assessment re-apportionment, to the satisfaction of the Township of Blandford-Blenheim.*
4. *The applicant obtain the approval of the County of Oxford Director of Public Works for the location of the access driveway to the lot to be severed.*
5. *The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise have been complied with.*
6. *All stated conditions must be satisfied pursuant to Subsection 20, of Section 53 of the Planning Act, R.S.O. 1990, as amended, within one year from the date of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for clarification pursuant to Subsection 22, of Section 53 of the Planning Act, R.S.O. 1990, as amended, within one year from the date of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.*

*Dated this 6th day of August, 1998.*

SCHEDULE "C"**C.1 DRAINAGE****a) Road Ditches**

- to be constructed within the north boulevard
- road allowance to be topsoiled and seeded

**b) Roof Drainage**

- to be directed onto the surface of the lot.

**c) Sump Pumps**

The foundation drain shall be connected to a sump pump which shall discharge to the surface.

**C.2 DRIVEWAYS****a) Dimensions**

The minimum width shall be 3.5m and the maximum width is to be 6.0m.

**b) Materials**

- 250mm minimum Granular A

**c) Culverts**

To be supplied and installed as required by the County of Oxford.

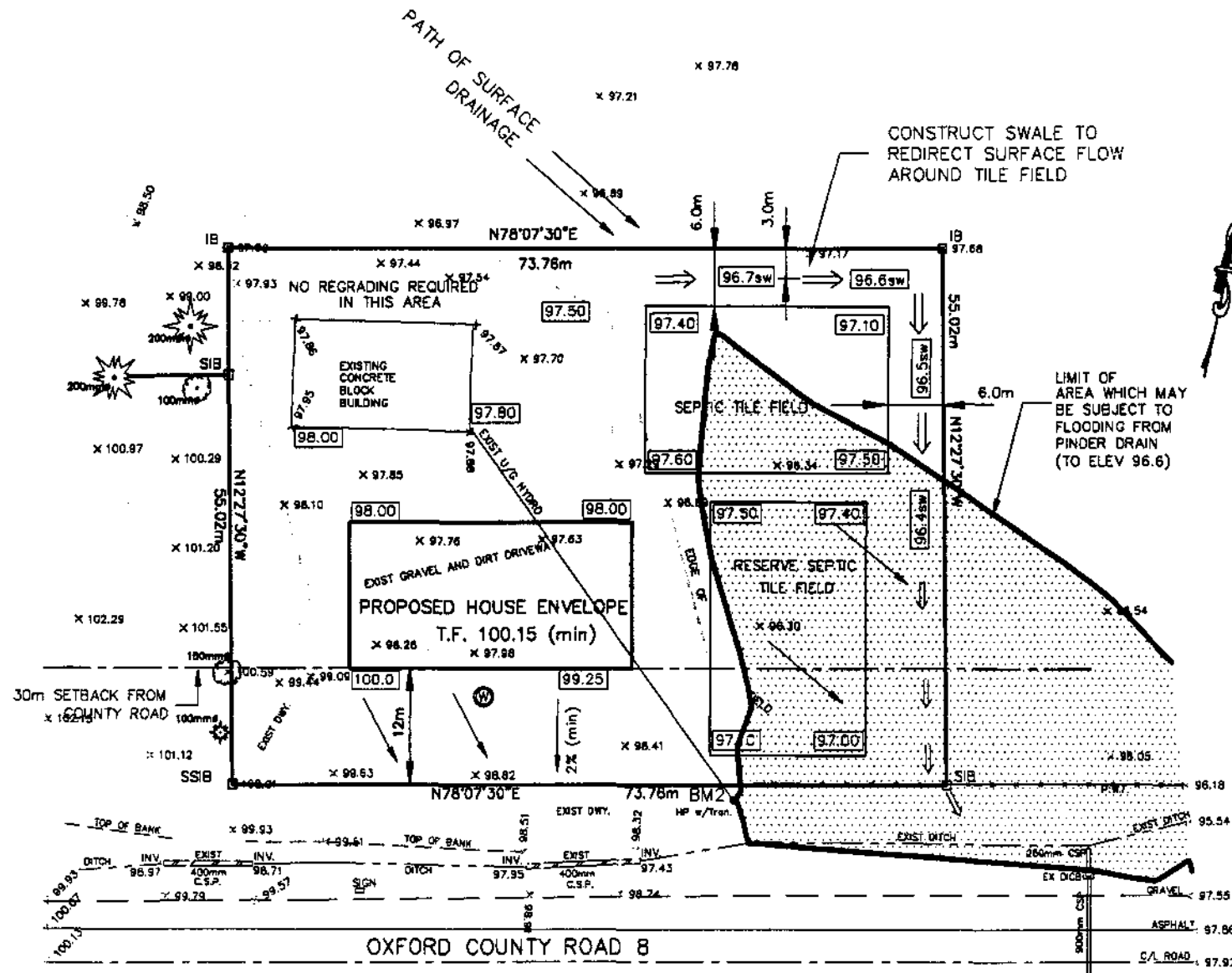
BENCHMARK:  
NAIL IN W/S HYDRO POLE  
IN FRONT OF LOT  
ELEV. 97.10

LEGEND

- 99.43 EXISTING ELEV
- 99.60 PROPOSED GROUND ELEVATION
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED DRAINAGE SWALE
- PROPOSED WELL

NOTES

1. THIS IS THE APPROVED PLAN IN ACCORDANCE WITH THE AGREEMENT. IT MAY BE CONSIDERED THE SITE SPECIFIC PLAN AS REQUIRED BY THE AGREEMENT, PROVIDED THAT THE LOT IS DEVELOPED IN ACCORDANCE WITH THIS PLAN.
2. ELEVATIONS SHOWN ON THIS PLAN FOR FINISHED GRADES SHALL BE MAINTAINED TO PROVIDE DRAINAGE OF THE LOT TO THE COUNTY ROAD DITCH VIA SHEET FLOW OR SWALES
3. LOCATION OF HOUSE MAY VARY WITHIN THE LIMITS SET BY THE ZONING BYLAW AND PROVIDED THAT THE OVERALL DRAINAGE SCHEME IS MAINTAINED.
4. THE WELL SHALL BE DRILLED AND LOCATED TO MAINTAIN THE REQUIRED SEPARATION DISTANCES FROM SEPTIC SYSTEMS.
5. THE RESERVE TILE BED NEED NOT BE CONSTRUCTED UNTIL SUCH TIME AS IS NECESSARY TO REPLACE THE MAIN TILE FIELD IN THE EVENT OF FAILURE. AT THAT TIME THE OWNER MAY HAVE TO PETITION TO HAVE CHANGES MADE TO THE PINDER DRAIN AS THE LOSS OF THE STORAGE AREA MAY REQUIRE ADDITIONAL WORK TO THE DRAIN.
6. EXIST HYDRO SERVICE TO THE EXIST BLDG TO BE RELOCATED PRIOR TO DEVELOPMENT OF THE LOT AT HIS OWN EXPENSE.



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 1250-98

Being a By-law for the regulation of parking in the Township of Blandford-Blenheim.

**WHEREAS**, Section 210, Subsection 131 of the Municipal Act, RSO 1990 Chapter M. 45, and amendments thereto, provide that councils of all municipalities may pass by-laws for the purpose of prohibiting or leaving of motor vehicles on private property without the consent of the owner or occupants of the property and on property owned or occupied by the municipality.

**AND WHEREAS**, Section 40, Subsection 1 of the County of Oxford Act, RSO 1990 Chapter C.42, provides that area municipalities may pass by-laws for the regulation of parking.

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. Interpretation

(1) In this by-law

- (a) "highway" includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, designed and intended for, or used by, the general public for the passage of vehicles.
- (b) "intersection" means the area embraced within the prolongation or connection of the lateral curb lines or, if none, then of the lateral boundary lines of two or more highways that join one another at an angle, whether or not one highway crosses the other;
- (c) "motor vehicle" includes an automobile, motorcycle and any other vehicle propelled or driven other than by muscular power;
- (d) "official sign" means a sign approved by the Ministry of Transportation of Ontario;
- (e) "park" or "parking" when prohibited, means the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in loading or unloading of merchandise or passengers.
- (f) "by-law enforcement officer(s)" means a person or persons empowered by the Municipal Council to enforce the various by-laws of the Township and to carry into effect the provisions of any Act of the Legislature to be enforced by the Municipality;
- (g) "police officer" means a member of the Oxford Community Police Service and/or the Ontario Provincial Police.
- (h) "pedestrian" includes a person afoot and an invalid or child in a wheel chair or carriage.
- (i) "roadway" means that part of the highway that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder, and, where a highway included two or more separate roadways, the term "roadway" refers to any one roadway separately and not all of the roadways collectively;

By-law Number **1250-98** Cont'd.

1. Interpretation Cont'd.

- (j) "stop" or "stopping", when prohibited, means the halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a constable or other police officer or of a traffic control sign or signal;
- (k) "traffic control signal" means any device, manually, electronically or mechanically operated for the regulation or control of traffic;
- (l) "vehicle" includes a motor vehicle, motor assisted bicycle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a motorized snow vehicle, the cars of electric or steam railways running only upon rails;

2. Where any expression of time occurs or where any hour or period of time is stated, the time referred to shall be standard time except in period when daylight savings time is in effect, in which period it shall be daylight savings time.

3. Enforcement of By-law

Provisions of this by-law shall be enforced by the By-law Enforcement officer(s) duly appointed by the Council of the Township of Blandford-Blenheim and/or a police officer(s).

4. General Stopping and Parking Regulations

- (1) No person shall park or stop any vehicle on any highway or portion thereof except as follows:
  - a) where there is a raised curb on the right side of the roadway, having regard to the direction such vehicle was proceeding, with its right front and rear wheels parallel to and not more than 300 mm out from the curb. In no circumstances shall a vehicle mount the raised curb and park or stop to the right of the raised curb;
  - b) where there is no curb or a rolled curb, with the right front and rear wheels parallel to and as near to the right hand limit of the highway as is practicable without stopping or parking on a sidewalk or footpath or on any part of the highway where grass is grown or which is not intended for the use of vehicles.
- (2) No person shall on a highway stop or park a vehicle in any of the following places:
  - a) On or over a sidewalk;
  - b) Within an intersection;
  - c) Adjacent to or across the highway from any excavation or obstruction in the roadway when the free flow of traffic would thereby be impeded;
  - d) on a roadway adjacent to any stopped or parked vehicle.
- (3) No person shall on a highway park a vehicle in any of the following places:
  - a) In front of a driveway or laneway or so as to obstruct vehicles in the use of a driveway or laneway;
  - b) Within 3 metres of a fire hydrant;
  - c) Within 3 metres of water reservoir;
  - d) Within 9 metres of an intersecting roadway;
  - e) Within 15 metres of any level crossing or a railway;
  - f) In front of an entrance to or exit from any building or enclosed space in which persons may be expected to congregate in large numbers;
  - g) Alongside the tracks of any railway;

By-law Number **1250-98** Cont'd.

- (3) h) In such a position as will prevent the removal of any other vehicle previously parked;
  - i) In front of the entrance to any place where goods or merchandise are regularly delivered or removed.
- (4) Where appropriate signs are erected and are on display, no person shall on any highway park any vehicle:
  - a) Within 15 metres of an intersection;
  - b) Within 30 metres of a intersection controlled by traffic signals;
  - c) Within 7.5 metres of any firehall on the side of the highway on which the firehall is located or within 30 metres of such fire hall on the opposite side of the roadway;
  - d) Within the designated fire route area around the perimeter of the Blandford Square shopping center building located in Part of the South Half of Lot 12, Concession 1 (former Blandford).

5. No parking.

Where official signs are erected and are on display no person shall park a vehicle on any highway at the side and between the limits set out respectively in columns 1, 2, and 3 of Schedule "A" to this by-law.

6. Restricted Parking.

Where official signs are erected and are on display no person shall park a vehicle on any highway at the side and between the limits set out respectively in Columns 1, 2 and 3 of Schedule "B" of this By-law during the times or days set out in Column 4 of the said schedule for a longer period (if applicable) than set out in Column 5 of the said schedule

7. Penalties

Any person who is found in violation of Section 3 to 6 of this by-law is guilty of an offense.

That all penalties imposed by a judicial official are recoverable under the Provincial Offenses Act and together with such costs and expenses as are imposed thereunder.

The persons charged may make payment as shown on the Parking Infraction Notice. Payment may be made at the clerk's office within the days noted on the ticket of offense and payment shall be accepted in full satisfaction of the charge and no further proceedings will be taken.

8. General


- 1) That schedules "A" and "B" inclusive of this by-law shall form part of the by-law.
- 2) By-law Numbers 298-79,305-79,334-80,350-80,356-80,428-81,527-83 and 537-84 of the Corporation of the Township of Blandford-Blenheim are hereby repealed.

By-law **READ** a **FIRST** and **SECOND** time this 16th of December 1998.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 16th day of December, 1998.

  
Donald S. Woolcott, Mayor

(SEAL)

  
Keith Reibling, Clerk/Administrator

TOWNSHIP OF BLANDFORD-BLENHEIM  
SCHEDULE "A" TO BY-LAW NO. 1250-98  
NO PARKING ANY TIME

SECTION	Column 1 Highway	Column 2 Side or Sides	From	Column 3 To
1	Platt Street North <i>Plattsville</i>	East and West	Mill Street East	Young Street East
2	Mill Street East <i>Plattsville</i>	North and South	Platt Street North	65 m east of Platt Street North
3	Mill Street East Plattsville	South	Platt Street North	95 m east of Platt Street North
4	Gobles Road	East	Oxford Road 2	440 m north of Oxford Road 2

TOWNSHIP OF BLANDFORD-BLENHEIM  
SCHEDULE "B" TO BY-LAW NO. 1250-98  
PARKING RESTRICTIONS

Page 1

SECTION	Column 1 Highway	Column 2 Side or Sides	Column 3 From	To	Column 4 Time/Date	Column 5 limit
1.1	Baird Street <i>Bright</i>	East and West	530m south of Cuthbertson St.	170m north of John Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a
1.2	John Street Bright	North and South	Cuthbertson Street	Hewitt Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a
1.3	Mechanic Street <i>Drumbo</i>	East and West	Oxford Street East	Duke Street	8:00 a.m. to 5:00 p.m. Monday to Friday Dec. 1 to March 31	n/a
1.4	Muma Street <i>Drumbo</i>	East and West	Oxford Street West	Station Street	8:00 a.m. to 5:00 p.m. Monday to Friday Dec. 1 to March 31	n/a
1.5	Oxford Street <i>Drumbo</i>	North and South	300 m west of Morrow Street	150 m east of Duke Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a
1.6	Wilmot Street <i>Drumbo</i>	East and west	Maitland Street	Jarvis Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a
1.7	Albert Street <i>Plattsville</i>	North and south	Hofstetter Road	70m west of Hume Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a
1.8	Douro Street Plattsville	East and West	Albert Street	Isabella Street	2:00 a.m. to 6:00 a.m. Dec. 1 to Mar. 31	n/a
1.9	Main Street <i>Princeton</i>	East and West	Oxford Road 2	Roper Street	2:00 a.m. to 6:00 a.m. Dec. 1 to March 31	n/a



TOWNSHIP OF BLANDFORD-BLENHEIM  
 SCHEDULE "B" TO BY-LAW NO. 1250-98  
 PARKING RESTRICTIONS

Page 2

SECTION	Column 1 Highway	Column 2 Side or Sides	Column 3 From To	Column 4 Time/Date	Column 5 limit
2	Mechanic Street <i>Drumbo</i>	East	Oxford Street East Drumbo Central School	8:00 a.m. to 5:00 p.m. Monday to Friday	n/a
3	Albert Street West <i>Plattsville</i>	North	Fennell Street Samuel Street	8:00 a.m. to 5:00 p.m. Monday to Friday	1 hour
4	Albert Street West Plattsville	South	Fennell Street River Road	8:00 a.m. to 5:00 p.m. Monday to Friday	1 hour
5	River Road Plattsville	East and West	Albert Street West Mill Street West	8:00 a.m. to 5:00 p.m. Monday to Friday	1 hour

OFFICE OF THE REGIONAL SENIOR JUSTICE  
ONTARIO COURT OF JUSTICE  
WEST REGION

COURT HOUSE  
15TH FLOOR, UNIT "G"  
80 DUNDAS STREET  
LONDON, ONTARIO  
N6A 6B3



3

CABINET DU JUGE PRINCIPAL REGIONAL  
COUR DE JUSTICE DE L'ONTARIO  
REGION DE L'OUEST

12-1-99

TELEPHONE/TÉLÉPHONE (519) 660-2292  
FAX/TÉLÉCOPIEUR (519) 660-3138

November 12, 1999

Mrs. M. Simmons  
Treasurer/collector  
Township of Blandford/Blenheim  
47 Wilmot St. S.  
Drumbo, ON  
N0J 1G0

Dear Mrs. Simmons:

**Re: Set Fines - Provincial Offences Act - Part 2**  
**By-law Number 1250-98 Township of Blandford-Blenheim**

Enclosed herewith is a copy of an Order, and a copy of a schedule of set fines for the above referenced By-Law, the By-law indicated in the schedule.

The setting of the fines does not constitute my approval of the short form of wording used to describe the offences.

I have forwarded the original of the Order and the schedule of the set fines to the Ontario Court of Justice in Woodstock, together with a certified copy of the By-law.

Yours truly,

Donald Ebbs  
Regional Senior Justice  
West Region

Enclosures

DAE/jem

RECEIVED

NOV 19 1999

Blandford-Blenheim Twp.  
Clerks Office

**ONTARIO COURT OF JUSTICE**

**PROVINCIAL OFFENCES ACT**

**PART II**

IT IS ORDERED pursuant to the provisions of the Provincial Offences Act and the rules for the Ontario Court of Justice, that the amount set opposite each of the offences in the schedule of offences under the Provincial Statutes and Regulations thereunder and Municipal By-law No. 1250-98 of The Township of Blandford-Blenheim, attached hereto is the set fine for those offences. This Order is to take effect November 12, 1999.

Dated at London, Ontario this 12th day of November , 1999.

  
\_\_\_\_\_

Donald Ebbs  
Regional Senior Justice  
West Region

ITEM	COLUMN 1 Description of Offense	COLUMN 2 Provision creating or defining offense	COLUMN 3 Early Payment payable within 7 days.	COLUMN 4 Set Fine.
1	Stopped on roadway more than 300 mm out from the curb.	Section 4(1)	\$10.00	\$15.00
2	Parked or stopped on/over a sidewalk.	Section 4(2)	\$10.00	\$15.00
3	Parked or stopped within an intersection	Section 4(2)	\$10.00	\$15.00
4	Parked or stopped across highway from excavation or obstruction that impedes traffic flow.	Section 4(2)	\$10.00	\$15.00
5	Parked or stopped alongside any stopped/parked vehicle.	Section 4(2)	\$10.00	\$15.00
6	Parked obstructing use of driveway/laneway.	Section 4(3)	\$10.00	\$15.00
7	Parked within 3 metres of a fire hydrant.	Section 4(3)	\$10.00	\$15.00
8	Parked within 3 metres of a water reservoir.	Section 4(3)	\$10.00	\$15.00
9	Parked within 9 metres of an intersecting roadway.	Section 4(3)	\$10.00	\$15.00
10	Parked within 15 metres of any level crossing/railway.	Section 4(3)	\$10.00	\$15.00
11	Parked in front of entrance/exit to building/area where people congregate.	Section 4(3)	\$10.00	\$15.00
12	Parked alongside the tracks of any railway.	Section 4(3)	\$10.00	\$15.00
13	Parked to prevent the removal of any other vehicle previously parked.	Section 4(3)	\$10.00	\$15.00

ITEM	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
	Description of Offense	Provision creating or defining offense	Early Payment payable within 7 days.	Set Fine.
14	Parked in front of service/delivery entrance.	Section 4(3)	\$10.00	\$15.00
15	Parked within 15 metres of an intersection.	Section 4(4)	\$10.00	\$15.00
16	Parked within 30 metres of a traffic controlled intersection.	Section 4(4)	\$10.00	\$15.00
17	Parked within 7.5 metres of any firehall on the same side of road.	Section 4(4)	\$10.00	\$15.00
18	Parked within 30 metres of a firehall on opposite side of road.	Section 4(4)	\$10.00	\$15.00
19	Parked within designated fire route area - Blandford Square Mall.	Section 4(4)	\$10.00	\$15.00
20	Parked on prohibited areas where signs are erected.	Section 5	\$10.00	\$15.00
21	Parked on restricted streets between 8:00a.m. to 5:00p.m. Monday to Friday, Dec 1 to March 31.	Section 6	\$10.00	\$15.00
22	Parked on restricted streets between 2:00a.m. to 6:00a.m. Dec 1 to March 31.	Section 6	\$10.00	\$15.00
23	Parked on restricted streets between 8:00a.m. to 5:00p.m. Monday to Friday.	Section 6	\$10.00	\$15.00
24	1 hour restricted parking Monday to Friday 8:00a.m. to 5:00p.m.	Section 6	\$10.00	\$15.00

**Note:** The penalty section for the offenses indicated above is Section 7 of By-law No. 1250-98.



*The Corporation of the*

**COUNTY OF OXFORD**

DEPARTMENT OF PUBLIC WORKS

P.O. Box 397, Court House, Woodstock, Ontario N4S 7Y3

Bus: (519) 539-9800

Fax: (519) 537-3024

February 10, 1999

Mr. Keith Reibling  
Clerk-Administrator  
Township of Blandford-Blenheim  
P.O. Box 100  
Drumbo, Ontario  
N0J 1G0

Oxford County Council, at its meeting held February 10, 1999 adopted the following  
Recommendation of the Sixth Report of the Public Works Committee:

"That Township of Blandford-Blenheim By-law No. 1250-98 for the regulation of  
parking be approved."

Yours truly,

J.E. Roy Brankley, P.Eng.  
Director of Public Works

RECEIVED

FEB 12 1999

Blandford-Blenheim Twp.  
Clerk's Office